



Excelsior Way
Sileby

3 Bed End of Terrace House • LE12 7XE • £1,200 pcm • £1,380 Deposit



Excelsior Way, Sileby

Presented in fantastic condition and situated on a quiet, modern estate. This end-of-terrace, three-bedroom, unfurnished property is soon available to let. Included is a sizeable lounge, kitchen/diner, three bedrooms, four-piece bathroom and downstairs toilet. To the rear of the property is a private garden and allocated parking.

Lounge

Overlooking Excelsior Way green and park, a sizeable and neutral living room. This room has access to the under stairs storage cupboard.

Kitchen

A contemporary L-shaped kitchen, large enough to also be used as a dining room. This kitchen includes an integrated fridge/freezer, microwave, washer/dryer, oven, and gas hob. This room has French doors which gives views of, and access to, the rear garden.

Master Bedroom

The largest of the three bedrooms, this double bedroom overlooks the rear garden and allocated parking spots.

Bedroom Two

A second bedroom, set on the first floor overlooking the green.

Bedroom Three

A third bedroom, also overlooking the green. Could also be used as a study.

Bathroom

A modern four-piece bathroom set on the first floor. This bathroom comes with a bath, sink, toilet, and walk-in shower.

Water Closet

Set on the ground floor, a practical water closet including a toilet, and sink.

Garden

Set to the rear of the property, a private garden with patio and lawn area.

Parking

Set behind the garden, with walkway access down the side of the property to the front and rear of the property. Two allocated parking spots.

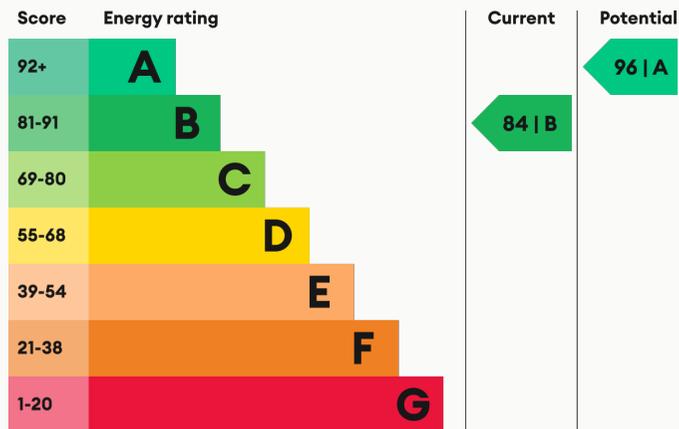
Heating

Gas-fired central heating.

Glazing

Modern, good quality, uPVC double glazing.

Energy Performance



We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you are traveling some distance to view. All measurements are to widest point.



Lounge



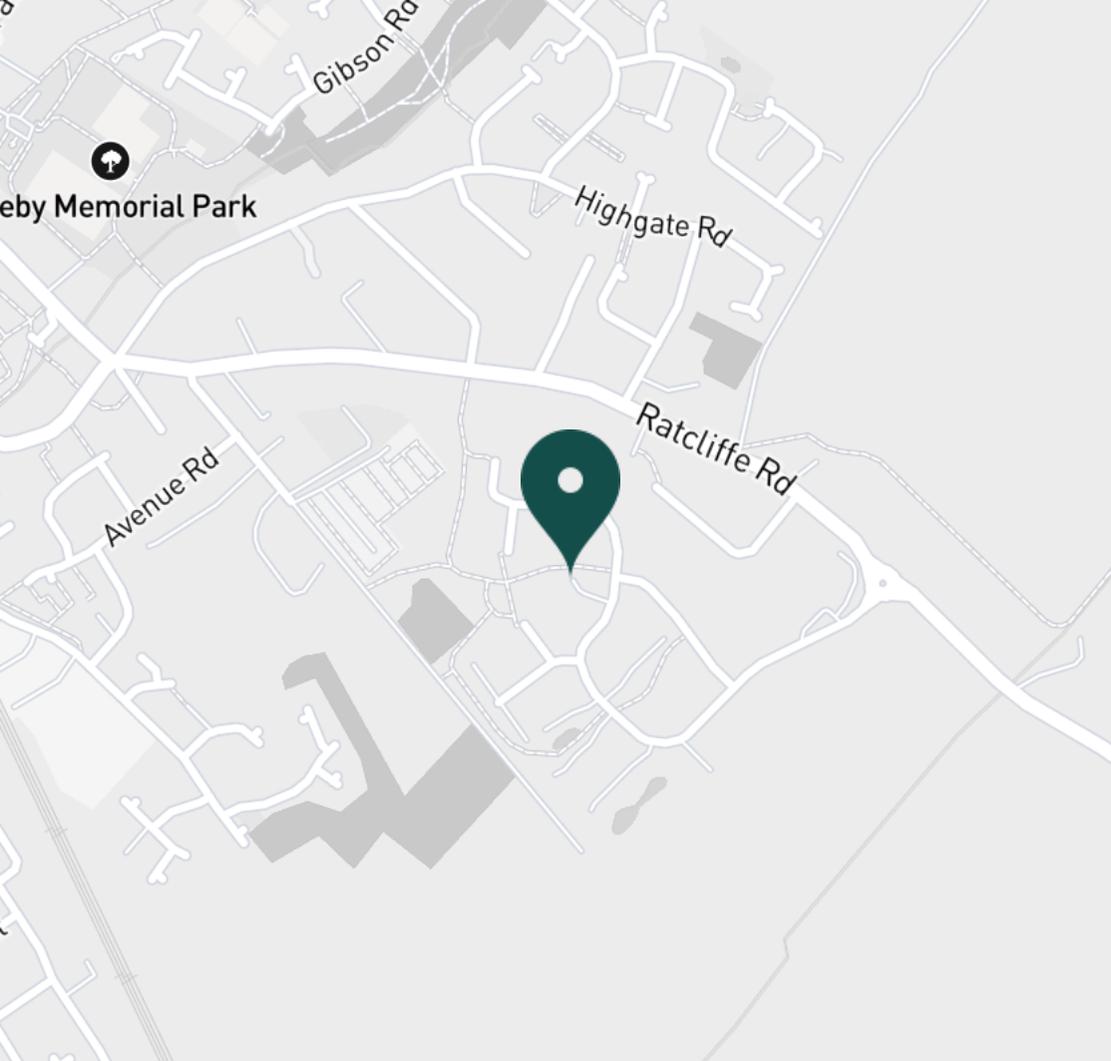
Lounge



Lounge



Lounge



SUPERMARKETS

Aldi Syston	3.5 mi
Waitrose Mountsorrel	3.5 mi
Co-op Food Barrow Upon Soar	3.6 mi
Asda Thurmaston	4.6 mi
Co-op Food Quorn	5.7 mi

GYMS

Total Fitness Centre	1.2 mi
Physfit Gyms	1.4 mi
Fosse Fitness 365	3.0 mi
Onestep fitness	3.3 mi
bofitness	3.5 mi

TRAIN STATIONS

Sileby	1.2 mi
Syston	3.6 mi
Barrow upon Soar	3.7 mi
Loughborough	7.5 mi
South Wigston	8.0 mi

NURSERY SCHOOLS

Peter Pan Playgroup	1.2 mi
Sileby Littlestars PS	1.2 mi
Ratcliffe College NS	1.3 mi
Sileby Day Nursery	1.6 mi
Castle View Day Nursery	2.9 mi

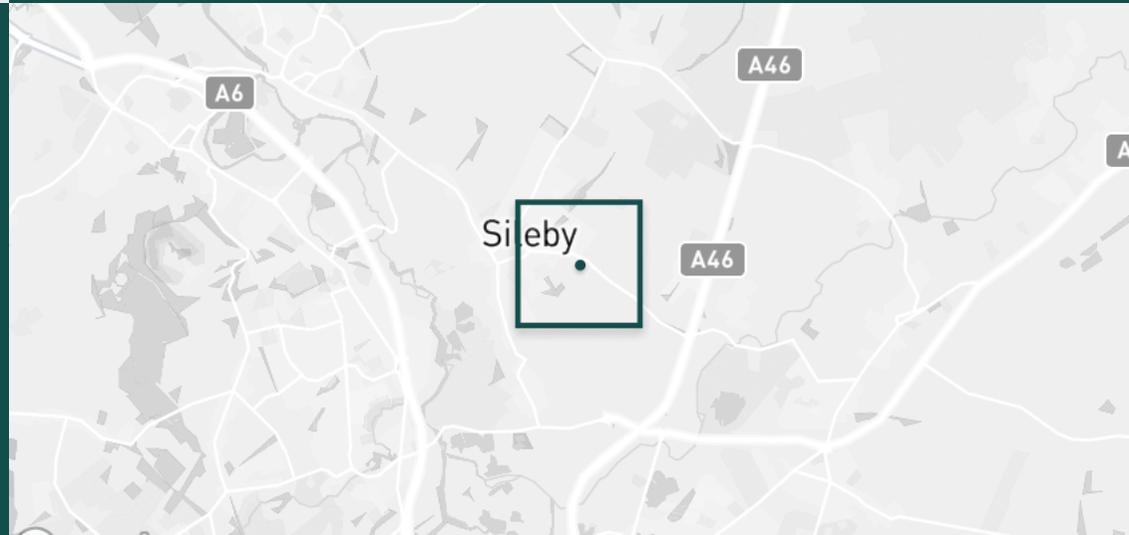
PRIMARY SCHOOLS

Highcliffe PS	1.2 mi
Highcliffe PS	1.2 mi
Redlands Community PS	1.2 mi
Cossington CE PS	2.1 mi
Seagrave Village PS	2.8 mi

HIGH SCHOOLS

Ratcliffe College	1.3 mi
Humphrey Perkins High Sch	3.9 mi
The Roundhill Academy	4.4 mi
Rawlins Academy	4.6 mi
Rushey Mead Academy	6.1 mi

Discover
Sileby



- ✓ Modern Build
- ✓ Three Bedrooms
- ✓ Faces Green
- ✓ Allocated Garden
- ✓ Great Condition
- ✓ Appliances Included





Kitchen / Diner



Kitchen



Kitchen / Diner



Kitchen



Master Bedroom



Master Bedroom



Master Bedroom



Bedroom Two



Bedroom Two



Bedroom Two



Bedroom Three



Bedroom Three



Bathroom



Bathroom



Landing



Hall



Water Closet



Garden



Garden



Garden



Allocated Parking



Green



Excelsior Way

Available
From 28/04/2025

Comes
Unfurnished

Bedrooms
3

Receptions
1

Bathrooms
1

Parking
Allocated

Postcode
LE12 7XE

Rent
£1,200 pcm

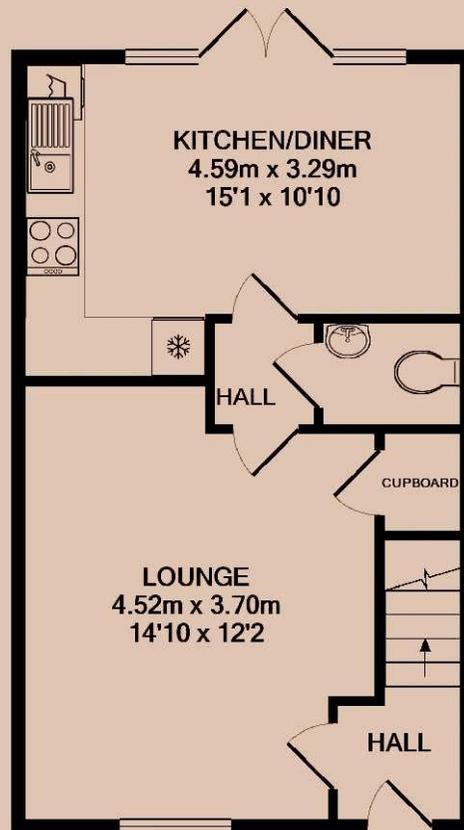
Deposit
£1,380

EPC
84 | B

Council Tax Band
C

ID
#16257

Updated
26/04/2025



GROUND FLOOR



1ST FLOOR

Have a property like this? Let's work together.

Design and marketing are at the heart of our approach. With most people now looking for property online, we can get our clients' properties in front of as many people as the most prominent national agents. Where we differ is in the quality of our work. We create stunning digital particulars that highlight the individual attributes of every property we market, with videos and floor plans as standard.



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