



DAVIDSONS
HOMES

STYLISH
LIVING

Welcome to
Ratcliffe Gardens,
Sileby

RATCLIFFE GARDENS



Sileby

LEICESTERSHIRE

GREAT
LOCATION



Our Sileby development combines country living with elegance.

Enveloped between Leicester and Loughborough, the town of Sileby is the perfect place for homebuyers who are wanting to strike a balance between fast-paced and quieter living. As a small town, lying at the bottom of the River Soar valley, Sileby provides a great escape from the hustle and bustle of its neighbouring locations; while also providing quick and convenient links to city life.

In recent times, the area has gained recognition as a popular commuter town for people who work throughout the East Midlands, London and beyond, thanks to its travel links and its aspirational housing. As a resident within our Ratcliffe Gardens development, not only will you benefit from a gorgeous 2, 3, 4 or 5 bedroom Davidsons home, but you will also have great access to a wealth of opportunity too.

The most striking feature of Sileby is its unmistakable sense of community. From its range of sports clubs and activity groups, to its very own community magazine, the town provides a home where residents can really gain a true sense of belonging.

With this in mind, Sileby boasts great local amenities, all situated within a convenient distance. Doctors surgeries, convenience stores, several places of worship, sports facilities, pubs, cafes, and beauty salons are all within a stone's throw away from our stunning Ratcliffe Gardens project; allowing plenty of opportunities to mingle with fellow locals, nurture hobbies and interests, and unwind.

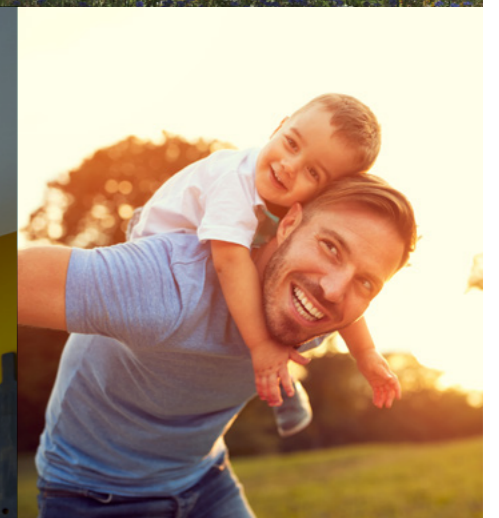
All this and more awaits you at Sileby!



LOCATED A SHORT
WALK TO
VILLAGE CENTRE



EXCELLENT
TRANSPORT LINKS
FOR PROFESSIONAL
COUPLES



A DEVELOPMENT OF
2, 3, 4 & 5 BEDROOM
HOMES IN THE
VILLAGE OF SILEBY,
LEICESTERSHIRE





Stylish Living

THREE GENERATIONS OF THE WILSON FAMILY HAVE TAKEN PRIDE IN BUILDING HOMES IN THIS AREA.



EACH DAVIDSONS HOME IS BUILT WITH CARE AND CRAFTSMANSHIP OTHERWISE IT'S NOT A DAVIDSONS HOME

Building homes not only for you, but for generations to come.

That's the Davidsons difference.

Davidsons Homes has been born out of a long standing family tradition, with Albert Wilson starting to build homes in the early part of the last century; that's why the foundations are so strong. Albert Wilson built homes and a great company on the grounds of fantastic attitudes and values, becoming a highly respected major national house builder and one of the industry's best known names over the 60 years he worked. The brand was then acquired by an international construction group, but the

traditions lived on when the family decided to start Davidsons Homes, building for the generations to come. With a Davidsons home, the values and commitment to build desirable places to live still remains. A new, fresh and experienced team still believe in using traditional craftsmen, but also the most innovative technology and construction methods to produce the final product. A home with style, efficiency and sustainability for generations to come.





CAFÉS,
PUBS,
RESTAURANTS,
GYMS &
VILLAGE HIGH STREET
CLOSE BY



GREAT FOR FAMILIES
OR YOUNG
PROFESSIONALS ALIKE



LOCATED A SHORT
WALK TO
VILLAGE CENTRE

At Davidsons, we understand everyone is different and choice is important to us.

Here at Davidsons Homes, we understand that when building a home it needs to be built with buyers in mind. We create interior spaces that are well thought out and liveable with additional features such as: pre-wired calls for your plasma TV; outside taps for you to water your new garden; power and lighting in your garage; right through to soft closing toilet seats. Our kitchens feature top brand appliances and the best quality

tiles and surfaces. Buyers can choose different flooring, tiles & appliances to create a unique home.

Depending on when you reserve your Davidsons Home, you could choose flooring, tiles and appliances to create a home as unique as you are.


BUILDERS
&
PLACEMAKERS
Est. 2007

3 Generations of Housebuilders





OUR BATHROOMS
ARE FITTED
WITH DESIGNER
SANITARYWARE AND
TILES.



OUR KITCHENS BENEFIT
FROM HIGH END
APPLIANCES AND THE
BEST QUALITY TILES
AND SURFACES.



Great Spaces



Elegance



Got a house to sell? Talk to us about *Part Exchange!*

When you buy a new home using our Part Exchange scheme, we'll offer to buy your existing property from you, at a price we agree with you based on two independent valuations.

You avoid all the stress of trying to sell your house on the market, managing and paying for estate agents, and worrying about house buying chains. It's straightforward, to make your home move as easy as possible.

If your home qualifies for Part Exchange, there's no waiting for months with your house on the market, worrying about whether you will be able to sell. We agree the offer price up front, organise the survey and aim to complete the transaction as soon as we can, so you can get on with planning your move.

Financial advice available.

Please speak to your development sales manager
who will be happy to help.

THE LOCAL AREA

Places of interest

within 15mins drive

Tesco Express, Sainsburys Express and Aldi Local Grocery Shopping	1.5 miles away
Post Office Leicester Forest East Post Office	2.2 miles away
Fosse Park Fosse Shopping Park is one of Britain's biggest out-of-town shopping parks	3 miles away
Meridian Leisure Park Just outside Leicester City centre making it the perfect leisure location, day or night	2 miles away
Enderby Leisure Centre Want a tough workout in the gym, a gentle game of bowls or a round of golf, Enderby is for you	3 miles away
Kirby Muxloe Golf Club Since 1893 and our golf course offers a serious but fair challenge to golfers of all abilities	2 miles away
Leicester Forest Rugby Club Mini, Junior & Senior male and female Rugby Union Club in Leicester: Ages 4 to Seniors	1.4 miles away
Treetop Adventure Golf Leicester Where temples crumble, ancient spirits stir & mini golf reigns supreme	5 miles away
Hollywood Bowls Leicester Modern multilane bowling chain with an on-site bar/diner, plus a dedicated games area and arcade	6 miles away



Distances may vary from each site

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THE LOCAL AREA

Places of interest

within 40mins drive

Laserforce Leicester The Laserforce Phaser has been designed to survive the toughest environments	6 miles away
Goldhill Adventure Playground A community hub with a playground at the heart.	6 miles away
Boost Trampoline Parks High quality family fun in trampoline parks throughout Northamptonshire and Leicestershire	6 miles away
National Space Centre Discover Amazing Science on our Planet and the Exploration of our Universe	7 miles away
Gorse Hill City Farm A registered charity dedicated to providing an educational and recreational facility for visitors	6 miles away
Aqua Park Rutland Climbing walls, trampolines, balance bars, rockers, rollers and blast bags!	34 miles away
Bosworth Battlefield Heritage Centre Multi-award-winning Bosworth Battlefield Experience	10 miles away
Twycross Zoo Largest collection of monkeys and apes in the Western World	16 miles away



Distances may vary from each site

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THE LOCAL AREA

Places of interest

Bars & Restaurants

Forest Park Table Table Stylish chain pub serving classic international favourites, grill dishes and burgers	2 miles away
The Red Cow Thatched inn with beams, flagstones, open fires and a garden, serving modern pub grub and cask ales	1.6 miles away
The Royal Oak Traditional cosy pub offering a wooden bar, log fire and some terrace seating, serving hearty fare	3 miles away
Bees Knees Pub-style chain serving up a menu of grilled meats and international favourites such as fajitas	1 miles away
The Bulls Head Traditional pub with a reasonable choice beers and ale	2.6 miles away
Spice Bazaar Low-key, family-owned restaurant serving Indian classics such curries & veggie dishes	6 miles away
Steak & Lounge Steakhouse, Grill	5 miles away
Altro Mondo Authentic Italian restaurant based in the heart of Leicester	6 miles away
Blues Bar and Grill Relaxed sports bar for burgers, wings & other pub eats, with a kids' menu, beer, wine & cocktails	6 miles away



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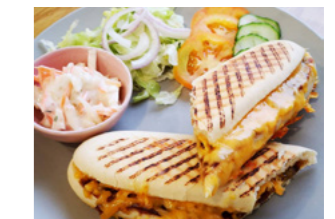
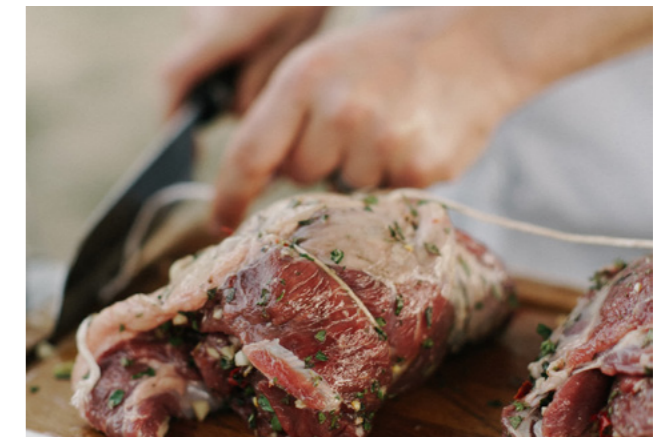
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THE LOCAL AREA

Places of interest

Cafés & Bakeries

The Grange Bakery & Deli Local bakery offering takeaway	2 miles away
Patrick and Godwin butchers LTD Patrick & Godwin retail and catering butchers	3.7 miles away
Oh So Bakery Family- owned and operated bakery based in Leicester	4.1 miles away
Leicester Cake Company Family of creative bakers, headed up by Jacqui Banks, making bespoke and fabulous cakes	5 miles away
The Country Kitchen Cafe Small cafe in Glenfield serving breakfasts hot and cold cobs	5 miles away
Sunway Cafe Food and drink Cafe	3 miles away
Great Central Cafe & Bar A great centrally located Café & Bar serving food all day, coffees, Hot & soft drinks	5 miles away
St Martins Coffee Shop Sleek, 2-storey cafe with comfy sofas for on-site roasted coffees, loose-leaf teas and deli lunches	5 miles away



Distances may vary from each site

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TRANSPORT LINKS



Leicester Train Station

6 miles away
 Trains to Birmingham every 30mins
 Trains to London every 20mins (no change)
 Birmingham Train Station 55mins away

Drive Times

to Leicester (via A50)	15mins
to London (via M1)	2hr 15mins
to Birmingham (via M69 & M6)	45mins
to Northampton (via M1)	45mins
to Nottingham (via A46)	45mins
to Stoke-on-Trent (via A50)	1hr 15mins



Airports

Birmingham (BHX)	40mins
East Midlands Airport (EMA)	30mins
London Luton (LTN)	1hr 15min
London Heathrow (LHR)	1hr 40min
Manchester (MAN)	1hr 50min

Distances may vary from each site

LOCAL AMENITIES



Supermarkets

Waitrose	4 miles away
Sainsburys	3 miles away
M&S	2 miles away
Aldi	2 miles away

Hospital A&E

Leicester Royal Infirmary	5 miles away
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Gyms & Leisure Centres

David Lloyd	5 miles away
Braunstone Leisure Centre	3 miles away
New Parks Leisure Centre	4 miles away

Nurseries

Busy Bees Meridian	(Ofsted rating) No report
Kirby Muxloe Day Nursery and Preschool	No report
Little Stars	No report
Explore Learning Leicester	No report
Kumon Leicester Glenfield Study Centre	No report
Lilliput Montessori Day Nursery	No report

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LOCAL SCHOOLS

Bosworth Academy Secondary

4 miles away

Ofsted Outstanding

New Lubbethorpe Primary School (opened Sept 2019)

0.5 miles away

Ofsted opening standard requirements

English Martyrs Catholic School

5.7 miles away

Ofsted Good

Ellesmere College

2 miles away

Ofsted Good

Glenfield Primary School

2 mile away

Ofsted Good

Lady Jane Grey Primary School

3 miles away

Ofsted Outstanding

Broadband Providers

Vodafone

63mb

Virgin

108mb - 516MB

TalkTalk

67Mb

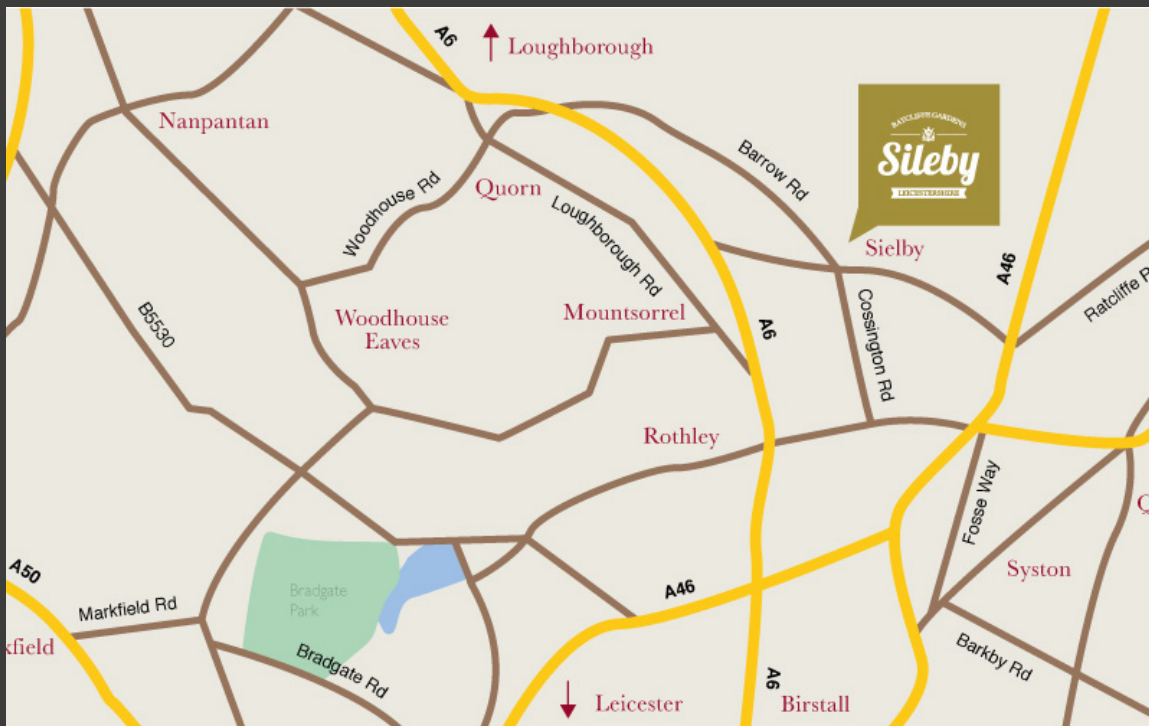
Sky

59Mb

BT

145MB

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