



Ratcliff Road | Sileby

KEY FEATURES

- Three bedroomed family home in the popular village of Sileby
- Fitted dining kitchen
- Off road parking space available
- Elevated position
- Secure and private rear garden
- Outhouses
- Internal viewing highly recommended

PROPERTY DESCRIPTION

Creightons Estate Agents are delighted to introduce this beautifully presented, end-terraced three-bedroom family home, ideally situated in the sought-after village of Sileby. Modernly decorated throughout, this charming property offers a perfect opportunity for first-time buyers seeking a stylish and comfortable home.

LOCATION

Sileby is a well-serviced Charnwood village centred around a traditional village hub, offering a wide range of local amenities, including popular pubs and shops. The village is ideally situated for swift access to Loughborough, Leicester, and the M1 at Markfield. Notable nearby beauty spots include Swithland Reservoir and Bradgate Park.







GROUND FLOOR

LOCATION

Stepping into the entrance porch, you'll find charming period-style flooring and glass inset front door, leading into the reception hall, which features a staircase to the first floor, an understairs storage cupboard, and doors to both the main living room and open-plan dining kitchen. The spacious dining kitchen is situated to the rear of the property and is fitted with a range of wall and base units, boasts a one-and-a-half bowl sink with a swan-neck mixer tap, roll-edge work surfaces, a tiled surround, and a gas cooker point. It also houses a wall-mounted Combination Baxi boiler (fitted in 2022), plumbing for a washing machine, space for a tumble dryer, and uPVC double glazed doors and large window overlooking the garden. The living room at the front of the property is bright and inviting, with another large uPVC double glazed bay window to the front elevation, a feature fireplace with a marble-effect hearth and wooden surround, and a radiator adding warmth to the space.

FIRST FLOOR

The first-floor landing leads to three well-proportioned bedrooms and a stylishly re-fitted bathroom, complemented by a loft access hatch and a uPVC double glazed opaque glass window to the side elevation. The main bedroom enjoys a uPVC double glazed window overlooking the front of the property and a radiator, while the second bedroom, also a double, benefits from garden views and fitted wardrobes. The third bedroom, compact yet versatile, features a uPVC double glazed window overlooking the front elevation and a radiator. The modern bathroom is fitted with a sleek white three-piece suite, including a panelled bath with a chrome mixer tap, a vanity unit with an inset wash hand basin, and a low-flush WC with a concealed cistern, all finished with a radiator and a uPVC double glazed window.

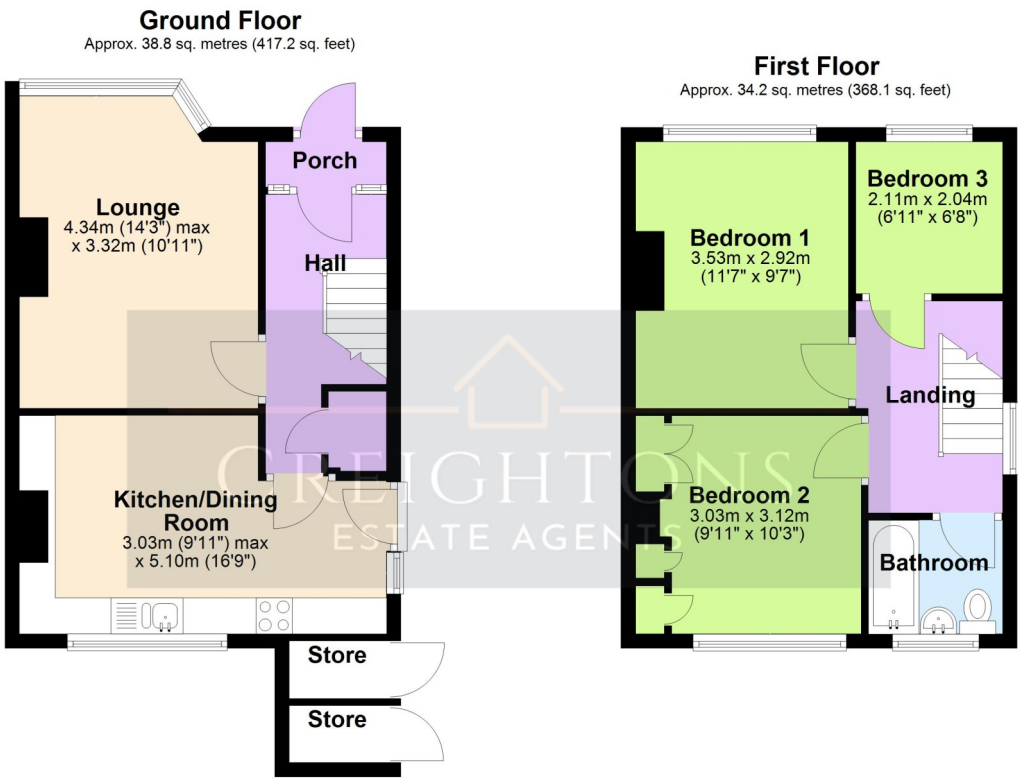
OUTSIDE

The front of the property features off-road parking for one vehicle on the widened pavement, alongside a sloped front garden laid mainly to lawn, with gated side access leading to the rear. The private, fully enclosed rear garden offers a peaceful retreat, boasting a lawn bordered by a variety of plants and shrubs, as well as a small patio area ideal for entertaining. Two outhouses provide excellent outdoor storage solutions.





Ratcliffe Road | Sileby | Loughborough



Total area: approx. 73.0 sq. metres (785.2 sq. feet)

Floor plans are not to scale and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose.
Plan produced using PlanUp.

154 Ratcliffe Road, Sileby

SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band B.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER

We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Creightons Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.





