



Ratcliffe Road, Sileby

Creightons Estate Agents are delighted to present this beautifully maintained three-bedroom semi-detached home, perfectly positioned on the ever-popular Ratcliffe Road in Sileby. The property features a bright and spacious open-plan ground floor, ideal for modern family living and entertaining. Upstairs, there are two generous double bedrooms and a well-sized single room, perfect for a child's bedroom, home office, or guest room. The home also benefits from a newly fitted, contemporary bathroom, adding a touch of luxury to the upper floor. Outside, a large, well-kept garden offers ample space for relaxation and outdoor enjoyment. Immaculately presented throughout.

KEY FEATURES:

- Modern three-bedroom semi-detached home on Ratcliffe Road, Sileby
- Stylish open-plan living with log burner and wooden flooring throughout
- Contemporary kitchen with grey units, wooden worktops, Belfast sink, and double oven
- Newly fitted bathroom with marble-effect finish and overhead shower
- Large rear garden with patio, lawn, and outbuilding for storage
- Spacious driveway for multiple vehicles

LOCATION

Sileby is a charming Charnwood village, centred around a traditional village hub and boasts extensive local amenities, including popular pubs and shops. Ideally located for quick access to Loughborough, Leicester, and the M1 at Markfield, Sileby offers both convenience and charm. Enjoy the local beauty spots such as Swithland Reservoir and Bradgate Park, perfect for leisurely outings and nature lovers.







GROUND FLOOR

The ground floor welcomes you into a bright and inviting entrance hallway, with the staircase positioned to the right and useful storage space tucked neatly underneath. To the left, you'll find the spacious open-plan living area, beautifully finished with wooden flooring that flows seamlessly throughout the entire ground floor. The living space features a charming log burner, adding warmth and character to the room. The contemporary kitchen is a standout feature, boasting stylish grey cabinetry complemented by wooden countertops, a Belfast sink, integrated dishwasher, double oven, and space for a fridge freezer. The open-plan layout creates a perfect space for both relaxing and entertaining, while large patio doors at the rear flood the room with natural light and open directly onto the garden, providing a smooth transition between indoor and outdoor living.

FIRST FLOOR

The first floor features newly fitted carpets throughout and provides access to three bedrooms and a beautifully refitted family bathroom. The bathroom showcases a modern white marble-effect design, complete with a sleek sink, toilet, and bath with an overhead shower, creating a fresh and luxurious feel. The primary bedroom, positioned at the front of the property, is a spacious double room with a large built-in wardrobe and a front-facing window that fills the space with natural light. The second bedroom is also a generous double, enjoying a large window overlooking the rear garden. The third bedroom, a smaller single room, faces the front and offers versatility as a child's room, nursery, or home office.



OUTSIDE

The front of the property boasts a spacious driveway, providing ample parking for multiple vehicles and creating a pleasant sense of separation from the road. A gated side entrance leads to the generous rear garden, which offers an excellent balance of patio and lawn space. Directly beyond the patio doors, a large paved area provides the perfect spot for outdoor dining and entertaining, while the remainder of the garden is laid to lawn, ideal for families and outdoor enjoyment. The garden also includes a useful outbuilding, offering convenient additional storage space.



Ratcliffe Road, Sileby, Loughborough

SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	73 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.





