



Ratcliffe Road, Loughborough, LE12 7QA

£240,000

A Traditional bay fronted three bedroom family home which provides a bright and spacious interior throughout and has large rear gardens with good degrees of privacy and private parking to the front of the property. The ground floor has a comfortable bay fronted living room, spacious kitchen dining area which is open plan to the conservatory area. The first floor has three well proportioned bedrooms and a re fitted family bathroom.

Ratcliffe Road, Sileby is close by a host of local amenities some of which include local shops and supermarkets, Sileby Train Station, major road links including the A6 and the A46 providing great access into Loughborough, Leicester and Nottingham.



148 Ratcliffe Road, Sileby, Loughborough, LE12 7QA

ENTRANCE HALL

Stairs to first floor, access to ground floor rooms, laminate flooring

LIVING ROOM 11'5" x 10'11" (3.48 x 3.33)

Double glazed bay window to front aspect, wood laminate flooring, feature fireplace

KITCHEN DINING ROOM 16'9" x 10'5" (5.13 x 3.18)

A range of matching base units with work surfaces over, free standing and integrated appliances, open plan to dining and conservatory area,

CONSERVATORY 11'6" x 9'4" (3.51 x 2.87)

Double glazed conservatory with access to rear gardens, laminate flooring

UTILITY AREA

Housing washing and drying facilities

FIRST FLOOR LANDING

Loft access, carpet flooring

BEDROOM 11'5" x 9'6" (3.48 x 2.92)

Double glazed window, carpet flooring

BEDROOM 10'4" x 9'10" (3.15 x 3.02)

Double glazed window, carpet flooring

BEDROOM 6'11" x 6'7" (2.13 x 2.01)

Double glazed window, carpet flooring

BATHROOM

Matching bathroom suite with tiled surrounds and frosted double glazed window

OUTSIDE

Large rear gardens laid mainly to lawn, decked seating area to the rear of the garden. Parking to the front of the property





