



Ratcliffe Road, Sileby



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Offers over £270,000

- INSTANTLY APPEALING DETACHED
- EXTENDED PROPERTY
- CIRCA 1930's
- THREE BEDROOMS
- THREE RECEPTION ROOMS
- OVER SIZED GARAGE
- FREEHOLD
- EPC rating D



An instantly appealing extended 1930's detached property situated upon a broad generous plot with over sized garage and offering huge further potential.

Original 1930's features include period panelled internal doors, an original stained glass inner entrance doorway along with high reach ceilings and a mature garden.

The property is for sale with no chain and in our view would make a great home for the enthusiastic purchaser looking to make their mark on such an attractive home or young and growing family seeking a versatile arrangement etc.

Enter through the central porch and hallway and into the lounge which has a gas fireplace, large bay window and sliding patio door leading into the garden conservatory.

Leading off the lounge is an extension which would make a great family room or sitting room and this also has sliding patio doors leading into the rear conservatory.

The dining room also has a large bay window and door connecting in to the rear facing kitchen where we can imagine the two rooms becoming one to create that large family kitchen many desire!



The beech style kitchen has integrated appliances including fridge, slimline dishwasher, neff stainless steel electric oven, four ring induction hob and extractor, tiled splashbacks and floor, a useful rear lobby with full height pantry cupboard and door leading into the conservatory along with a side entrance door leading into the front entrance way. The front entrance connects the house with the oversized garage as well as a handy ground floor WC.

Upstairs there are three bedrooms (two double) with number one having a range of full height fitted wardrobes and dual aspect windows overlooking the front and rear elevations. Bedroom two also has a range of fitted wardrobes, bedroom three is currently utilised as a home office and leading off the attractive landing is the bathroom with an off tap over bath mixer shower and additional electric Mira shower, vanity style wash hand basin, shaver point and window.

To the outside, the driveway offers extensive parking for three to four cars with further potential parking which could be created on the front lawns which have a retaining front wall and well stocked borders and shrubs. The double width electrically operated garage door opens to reveal an oversized garage which tapers towards the rear and has plumbing for a washing machine and space for a tumble dryer, light, power and rear uPVC double glazed entrance door leading out into the garden.

The generous mature rear lawn garden has a central apple tree, paved patio and garden store at the rear of the garage.

Good to know: The property has uPVC double glazing throughout, Gas central heating powered by a convention Baxi boiler located in a kitchen cupboard with hot water tank in bedrooms two's airing cupboard.

To find the property, proceed from Sileby village centre from High Street heading down the hill and turning left on to The Banks. Continue ahead at the roundabout where upon the sharp right hand bend the road becomes Ratcliffe Road where the property is situated on the right hand side as identified by the agent's 'For Sale' board.



PORCH 0.6m x 1.6m (2'0" x 5'2")

ENTRANCE HALL 1.4m x 1.79m (4'7" x 5'11")

LOUNGE 3.69m x 5.21m (12'1" x 17'1")

FAMILY ROOM 4.5m x 3.66m (14'10" x 12'0")

DINING ROOM 3.55m x 3.67m (11'7" x 12'0")

KITCHEN 2.64m x 3.67m (8'8" x 12'0")

REAR LOBBY 0.88m x 1.94m (2'11" x 6'5")

GARDEN CONSERVATORY 2.39m x 8.12m (7'10" x 26'7")

SIDE ENTRANCE 0.93m x 4.05m (3'1" x 13'4")

GROUND FLOOR WC 1.48m x 1.45m (4'11" x 4'10")

BEDROOM ONE 3.3m x 4.55m (10'10" x 14'11")

BEDROOM TWO 2.9m x 3.65m (9'6" x 12'0")

BEDROOM THREE 2.12m x 2.64m (7'0" x 8'8")

BATHROOM 1.51m x 2.69m (5'0" x 8'10")





SERVICES & TENURE

All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band D.

DISCLAIMER

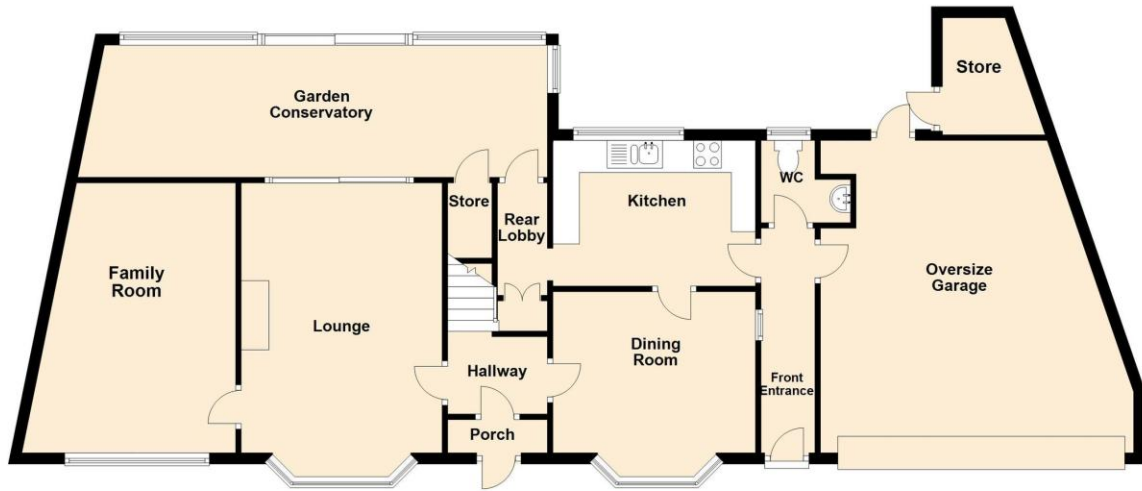
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

REFERRALS

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.

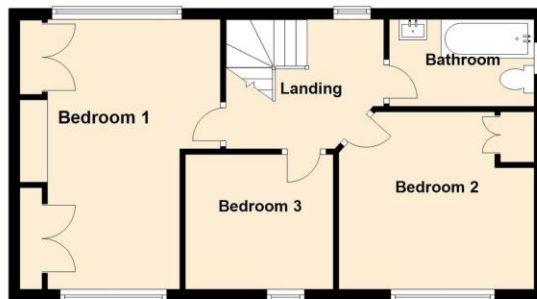
Ground Floor

Approx. 124.6 sq. metres (1341.0 sq. feet)



First Floor

Approx. 45.3 sq. metres (487.4 sq. feet)



Total area: approx. 169.9 sq. metres (1828.4 sq. feet)





Newton Fallowell Loughborough

01509 611119

loughborough@newtonfallowell.co.uk