



Ratcliffe Road, Sileby



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£165,000

- NO CHAIN
- NEW KITCHEN
- VILLAGE LOCATION
- LARGE GARDEN
- COMMUTER LINKS
- MODERNISATION OPPORTUNITY
- FREEHOLD
- EPC rating D



Situated in the heart of the popular village of Sileby, this extended three-bedroom mid-terrace home is offered to the market with no upward chain. The property blends modern updates with scope for improvement, making it a fantastic opportunity for those looking to put their own stamp on a home.

The ground floor has been thoughtfully extended to create extra living space and includes a convenient downstairs WC. A recently fitted kitchen, complete with a Beko electric hob and oven, provides a contemporary and practical space for cooking and dining. Upstairs, three generously sized bedrooms are ready for some modernisation, allowing a buyer to update the space to their own taste and style. A Logic Combi Boiler installed in 2014 ensures efficient heating throughout.

Externally, the property boasts a large rear garden, perfect for outdoor entertaining, family activities, or further landscaping potential. With its combination of recent upgrades and scope for improvement, the house offers the best of both worlds — move-in ready downstairs with clear potential upstairs.

The property enjoys a sought-after position within Sileby, a thriving village offering a range of shops, schools, and local amenities. Excellent commuter links are close by, with Sileby railway station providing direct services to Leicester, Loughborough, and Nottingham, while easy access to the A46 and M1 ensures straightforward travel further afield.

This is a superb opportunity to purchase a home with space, character, and potential in a desirable village setting.



LOUNGE 3.97m x 4.14m (13'0" x 13'7")

KITCHEN 2m x 4.14m (6'7" x 13'7")

CONSERVATORY 2.65m x 3.61m (8'8" x 11'10")

BEDROOM ONE 3.21m x 2.93m (10'6" x 9'7")

BEDROOM TWO 3.03m x 2.93m (9'11" x 9'7")

BEDROOM THREE 2.27m x 2.34m (7'5" x 7'8")

BATHROOM 2.12m x 2.67m (7'0" x 8'10")

SERVICES

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 B.

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

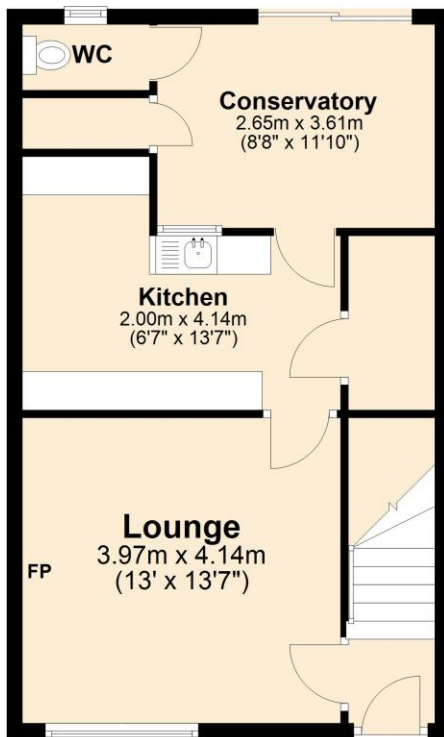
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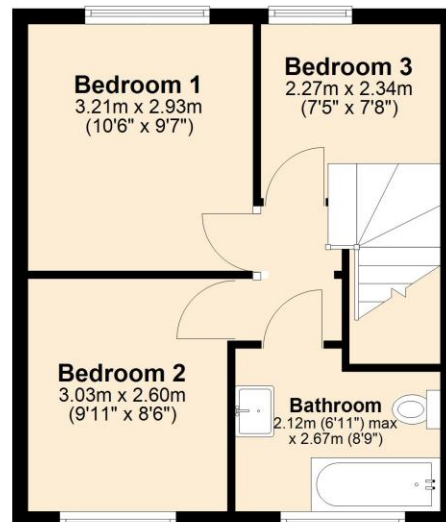
Ground Floor

Approx. 48.7 sq. metres (524.6 sq. feet)



First Floor

Approx. 34.0 sq. metres (365.9 sq. feet)



Total area: approx. 82.7 sq. metres (890.4 sq. feet)



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