



Sinclair

'Peashill Cottage', 215 Ratcliffe Road, Sileby, Leicestershire, LE12 7PY

£415,000

01509 812777 sinclairestateagents.co.uk

Property at a glance

- Character Property
- Four Bedroom Detached Farmhouse
- Four Reception Rooms
- Private Garden
- Worcester Greenstar 8000 (2022)
- Garage & Driveway
- Council Tax Band*: E
- Price: £415,000

Overview

Perfect for a family who love to entertain or maybe a multi generation family planning a move together. This sizeable accommodation includes an entertainment wing with family room, dining area and playroom in addition to the lounge and well fitted kitchen. The high vaulted ceilings and exposed beams, as well as the stripped doors with filigree lift latch ironwork keep the character of this beautiful home which cleverly fits around the well maintained gardens which feature many highlights for family or friends to enjoy. The paved walkway lets you meander around the plants and shrubs or enjoy the seclusion of a hot tub beneath the purpose built pergola or why not sit beneath the shade of the mature apple tree all set within the grounds which includes a generous lawn area and additional parking.

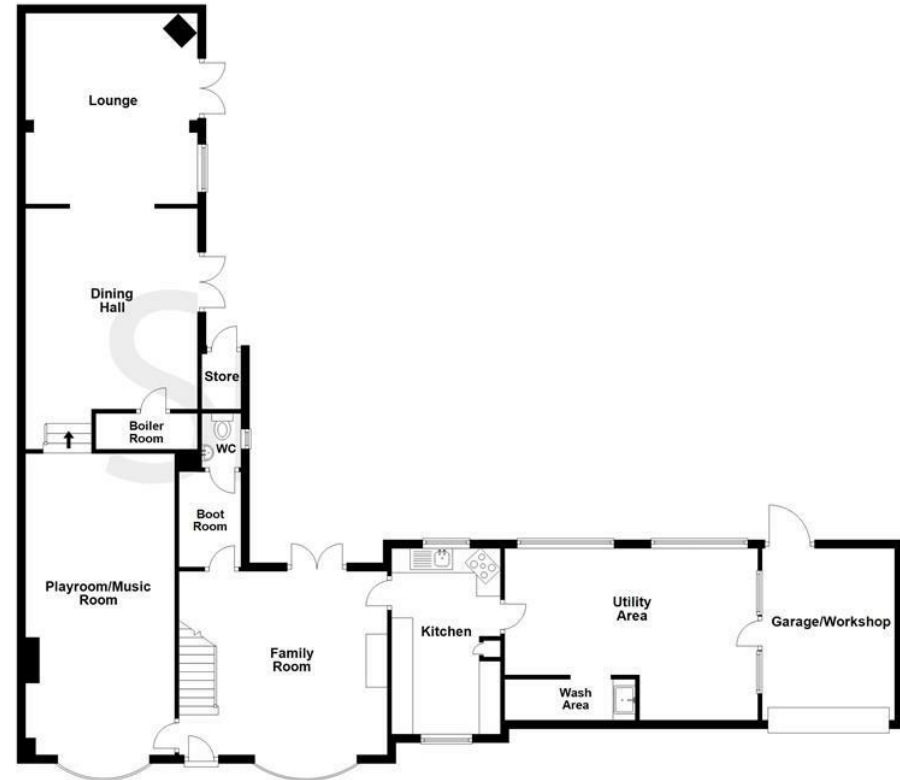
Location**

Sileby is a former industrial village and civil parish in the Soar Valley in Leicestershire, between Leicester and Loughborough. The village has a station on the Ivanhoe Line, and trains run regularly to Leicester, Loughborough, Nottingham and Lincoln. There are well established sporting clubs and facilities for Cricket, Football, Tennis and Lawn Bowls, Rugby, Baseball and Shooting amongst others. The village has undergone change over the last few years with the High Street and nearby King Street enjoying a number of shops, mini supermarket, a café, gift shop, hairdressers, beauticians and various pubs & social clubs. There are two main primary schools and a choice of nurseries. Nearest Airport: East Midlands (13.9 miles). Nearest Train Station: Sileby. Nearest Town/City: Loughborough (4.5 miles). Nearest Motorway Access: M1 (J23)

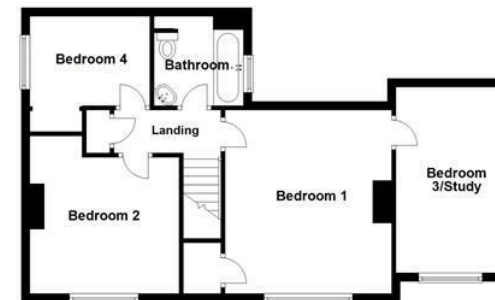


** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

Ground Floor
Approx. 145.1 sq. metres (1561.4 sq. feet)



First Floor
Approx. 59.5 sq. metres (640.7 sq. feet)



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Detailed Accommodation

Family Room

16'1 x 14'2 (4.90m x 4.32m)

With a composite front door, the home is accessed into the family room which boasts a solid timber floor. Creating quite the impression, there is a staircase with glass balustrade giving access to the first floor accommodation. Further benefits include alcove shelving and a window with uPVC frame overlooking the front aspect. Feature Fireplace with Log Burner (installed 2022) and an oak effect beam mantle.

Boot Room

6'0 x 6'9 (1.83m x 2.06m)

The boot room continues the solid timber flooring and benefits from a uPVC window to the side elevation.

Guest WC

The guest WC offers a twin suite with low level WC and wall mounted wash hand basin. The solid timber floor continues into the room which has an opaque uPVC frame double glazed window to the side aspect.

Fitted Kitchen

8'4 x 14'4 (2.54m x 4.37m)

Offering a range of wall and base units finished in anthracite cabinets with butcher block style work surface and upstands over with inset one and half bowl stainless steel sink with flexi swan neck over. The kitchen benefitting from a range of integral appliances including a four ring electric hob with extractor hood over, an electric oven and microwave, fridge and integral dishwasher.

*The current owner has investigated the possibility of removing the wall bisecting the kitchen and family room for a more open plan feel.

Utility Space

5.97m x 4.67m

With space and plumbing for laundry appliances this generous space benefits from two uPVC frame double glazed windows to the rear elevation. Included within the utility space is a potential shower area and an oversized stainless steel butlers sink. This area is currently utilised as a home gym.

Garage

10'3 x 14'7 (3.12m x 4.45m)

The garage benefits from light and power and a purpose built workbench. There is an oversized personnel door to the rear and an electric roll shutter door opening to the front. Access to the home is via a courtesy door opening into the utility space.

Play Room /Music Room

11'6 x 23'3 (3.51m x 7.09m)

This additional reception room offers a variety of uses, favoured by the current owners as a music room with luminated split level full width stairs to the seating area, this room would be an ideal playroom or additional lounge space. The generous uPVC frame double glazed window overlooks the front elevation.

Dining Room

13'4 x 15'6 (4.06m x 4.72m)

The vaulted ceiling with open king truss beams give a feeling of decadence of a dining hall with a solid timber floor and uPVC frame double glazed French doors opening to the side aspect of the home giving views and access to the garden area. Convenient access from the dining room is to the boiler room where the wall mounted Worcester Greenstar 8000 boiler is located with additional space for further household storage.

Lounge

13'3 x 14'9 (4.04m x 4.50m)

Continuing the solid wood flooring, the lounge also offers exposed king truss beams and features an eye-catching semi circular arch window. With French doors to the side aspect giving views and access to the garden area the room is complete by a corner positioned cast iron log burner and slate hearth within a red brick surround.

Landing

The landing gives way to four double bedrooms and the family bathroom and comprises an airing cupboard.

Bedroom One

Bedroom one includes an over stairs storage cupboard which in turn has the loft hatch, uPVC frame double glazed window to the front elevation and timber effect flooring. Buyers should be aware that access to bedroom three is via the master bedroom.

Bedroom Three /Dressing Room

8'4 x 14'4 (2.54m x 4.37m)

A uPVC frame double glazed window overlooks the front elevation and is accessed from the master bedroom.

Bedroom Two

11'7 x 10'3 (3.53m x 3.12m)

With uPVC frame double glazed window overlooking the front elevation and timber effect laminate flooring.

Bedroom Four

10'3 x 7'0 (3.12m x 2.13m)

Benefitting from a uPVC frame double glazed window to the side aspect, built in wardrobe, timber effect laminate flooring and exposed timber beams.

Bathroom

6'9 x 7'5 (2.06m x 2.26m)

The bathroom offers a three piece suite consisting of a low level flush WC, pedestal wash hand basin and bath with thermostatically controlled mixer shower over with splash screen and tiling to splash prone areas. The floor is laid to timber effect laminate flooring. Further benefits include an opaque double glazed window to the side elevation and a column radiator.

Rear Drive

We are advised that the rear driveway is accessible via a shared drive to the left of the property from the front elevation and comprises of off-road space for at least two vehicles, with an installed EV charger. From the drive there is access to the private rear garden."

Private Rear Garden

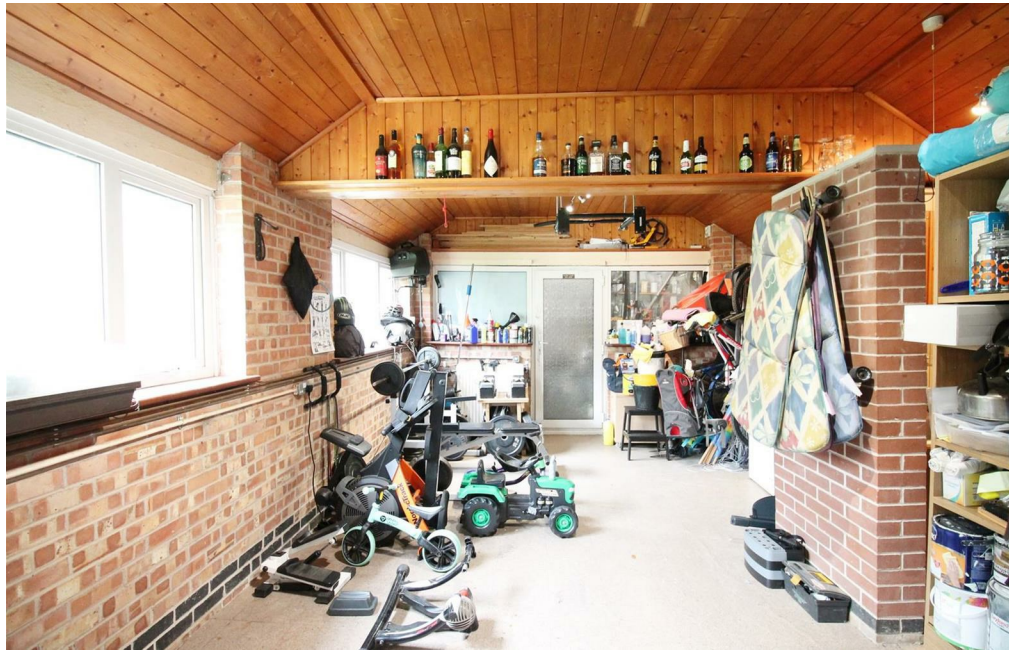
Access to the garden is from many points of the home, each one offering an individual approach to the paved walkway which in turn surrounds the well established lawn. With meandering paths to discover the delights of the pretty planted garden with mature plants, shrubs, established apple tree and two raised vegetable planters. This garden offers many more areas of interest and places for the family to enjoy including a hot tub pergola/enclosure. With the welcome addition of lights and convenient water point the brick wall ensures privacy and defined boundaries.

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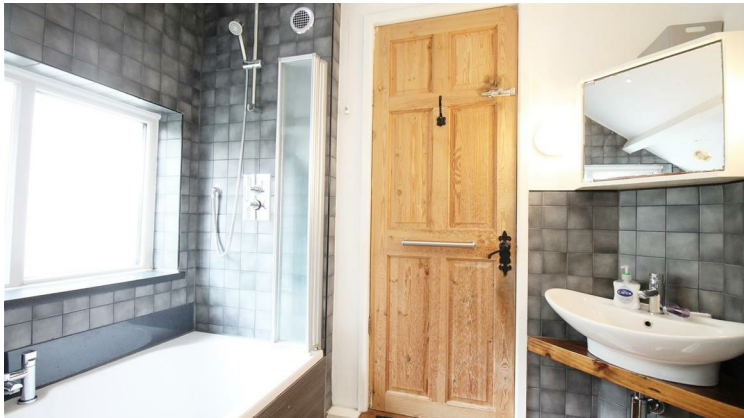
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

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Photographs

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Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

Tenure

We are advised by the vendor(s) that the premises are Freehold

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Thinking of Selling?

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call Sinclair on 01509 812777



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