



Sinclair



250 Ratcliffe Road, Sileby, Leicestershire, LE12 7QB

£475,000

01509 812777 [sinclairestateagents.co.uk](http://sinclairestateagents.co.uk)

## Property at a glance

- Flexible Accommodation
- Stunning Balcony Views
- Three Bath/Shower Rooms
- Council Tax Band\*: E
- Five Bedrooms
- Conservatory Garden Room
- Edge Of Village Location
- Price: £475,000

## Overview

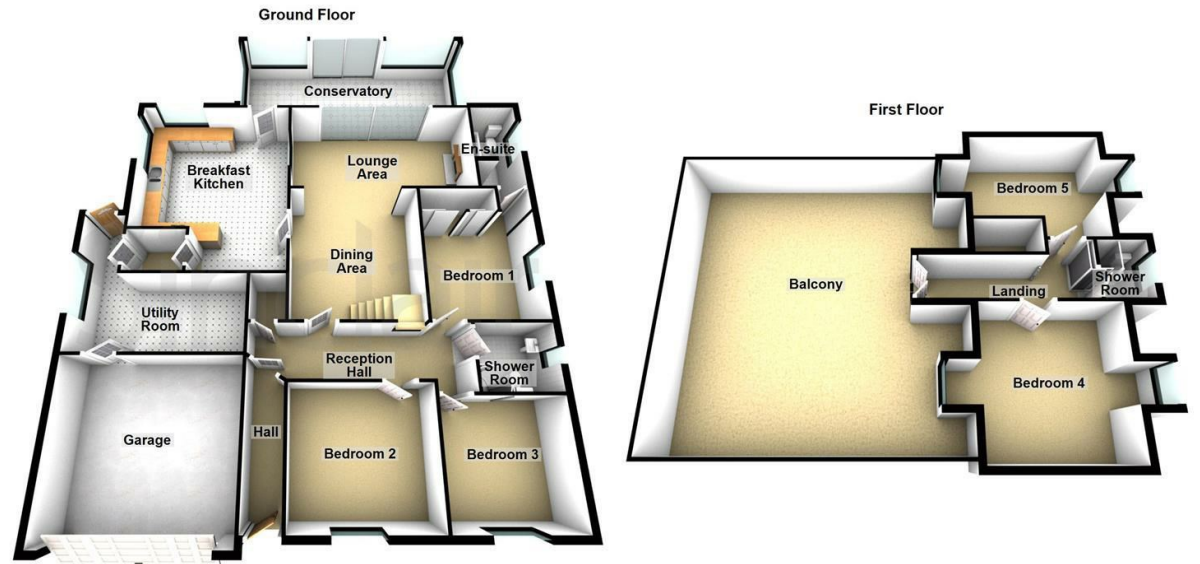
Situated on the outskirts of the village this detached family home is flanked by open fields to the left and with its first floor bedrooms and balcony enjoy reaching views across the countryside. Internally the property offers flexible accommodation which in brief comprises: entrance hall, reception hall, open plan living space with lounge and dining areas, breakfast kitchen, utility room, conservatory / garden room; there are three ground floor bedrooms, one and which has an en-suite and there is a family bathroom. On the first floor there is a landing, two further bedrooms and a fantastic balcony which is a particular feature of sale. Outside there are mature and private gardens to the rear, a wide frontage providing ample parking and an oversized garage.

## 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.



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## Detailed Accommodation

uPVC double glazed entrance door through to the entrance hall.

### ENTRANCE HALL

The entrance hall has tiled flooring and door accessing the reception hall.

### RECEPTION HALL

The reception hall has a radiator, cloaks hanging space, storage cupboard, access from the hall to the main open plan living space, three bedrooms with en-suite to the master and family bathroom.

### OPEN PLAN LIVING SPACE

25'3" x 10'10" min x 16'9" max (7.70m x 3.30m min x 5.11m max)

(overall measurements)

The dining area has stairs accessing the first floor, door accessing the breakfast kitchen, radiator and open access to the lounge space.

The lounge space has a feature fireplace, radiator and uPVC double glazed doors accessing the conservatory garden room.

### BREAKFAST KITCHEN

15'8" max x 11'4" min x 13' (4.78m max x 3.45m min x 3.96m)

The kitchen has granite work surfaces with inset one and a half bowl sink with chrome mixer tap over and cupboards under, fitted units to the base level, range of integrated appliances including a stainless steel gas hob with extractor fan over, eye level oven, microwave and integrated fridge. uPVC double glazed windows to the rear and side elevations with views over the garden and open fields. From the kitchen is a door accessing the conservatory garden room and door to an inner lobby which in turn leads to a side lobby and utility room.

### UTILITY ROOM

17'3" x 8'7 (5.26m x 2.62m)

The utility room has floor standing gas boiler, electric light and power, plumbing for washing machine and storage cupboards. Personal access door to the garage.

### GARAGE

16'5" x 13'1" (5.00m x 3.99m)

The garage has an up and over door.

### CONSERVATORY / GARDEN ROOM

9'2" x 24' (2.79m x 7.32m)

Central uPVC double glazed sliding patio doors accessing and overlooking the garden, further personal access door to the side elevation, tiled flooring and fabulous views over the garden and open fields.

### BEDROOM ONE

10'10" x 9'9" (3.30m x 2.97m)

uPVC double glazed window to the side elevation, radiator and a range of mirror fronted wardrobe / cupboards one of which opens to a lobby area which in turn accesses an en-suite.

### EN-SUITE

The en-suite bathroom is fitted with a white three piece suite comprising: panel bath with thermostatic shower over, vanity unit with low flush WC and concealed cistern and a further unit surmounted by a wash hand basin with cupboards under, heated chrome towel rail, tiled flooring and uPVC double glazed opaque glass window to the side elevation.

### BEDROOM TWO

12'9" x 10'11" (3.89m x 3.33m)

(Including wardrobe / cupboards)

uPVC double glazed window to the front elevation, radiator and a range of fitted wardrobe / cupboards.

### BEDROOM THREE

11'8" x 10'9" (3.56m x 3.28m)

uPVC double glazed window to the front elevation. Radiator.

### FAMILY SHOWER ROOM

The family shower room is fitted with a corner shower cubicle, low flush WC and pedestal wash hand basin. Tiled flooring, tiled walls, radiator and uPVC double glazed opaque glass window to the side elevation.

### ON THE FIRST FLOOR

The first floor combined provides a particular feature of sale being converted with a landing, two double bedrooms serviced by a shower room and double doors accessing the rooftop balcony with stunning views across open countryside.

### BEDROOM FOUR

12'11" x 11'10" (3.94m x 3.61m )

(With some restricted head height)

Two uPVC double glazed dormer windows to two elevations. Radiator and eaves storage.

### BEDROOM FIVE

11'11" x 9'9" (3.63m x 2.97m)

uPVC double glazed dormer windows to two elevations. Radiator and eaves storage.

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### SHOWER ROOM

The shower room is fitted with a white modern three piece suite comprising: shower cubicle, low flush WC and vanity unit surmounted by a wash hand basin with cupboards under. uPVC double glazed opaque glass window to the side elevation.

### BALCONY

The open balcony space has fantastic views and secure railings with toughened glass panels.

### OUTSIDE

The property enjoys a stunning location on the outskirts of the village flanked by open fields to the left. To the front of the property there is a wide frontage providing ample off road car parking and access to the oversized garage. There is gated side access leading to the rear .

To the rear of the property there is a mature and private garden laid mainly to lawn, patio area to the rear of the conservatory / garden room, variety of plants, shrubs and trees and to the rear of the plot there is a timber built shed.



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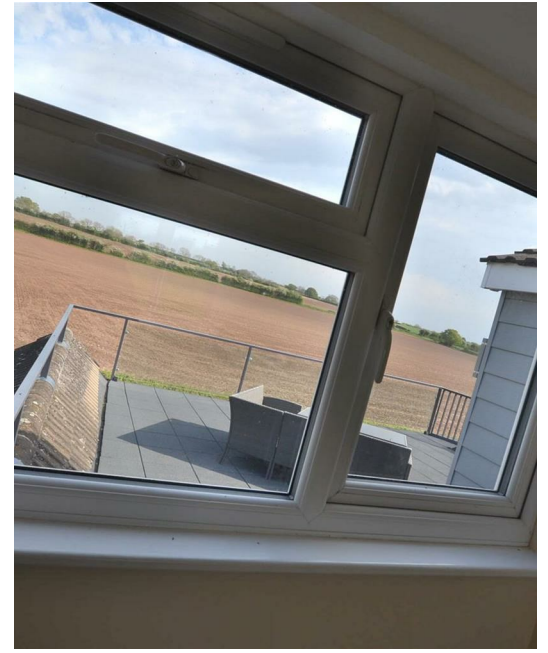
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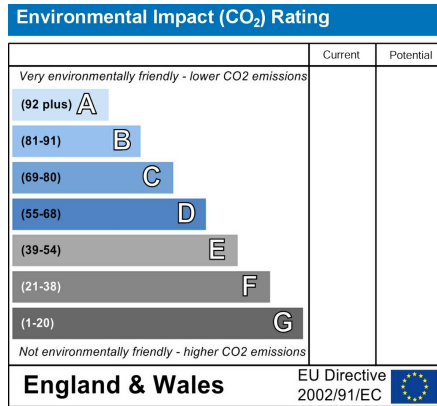
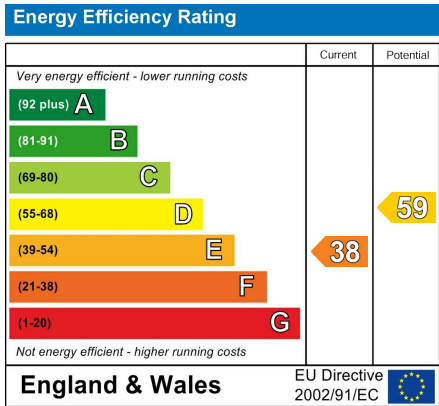
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These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make 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

\*\* All distances have been taken from Google maps and must be taken as approximate.

### 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

We are advised by the current Vendor that the property and drainage is serviced by a septic tank.

# Sinclair

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