



Sinclair

175 Ratcliffe Road, Sileby, Leicestershire, LE12 7PX

£229,950

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

## Property at a glance

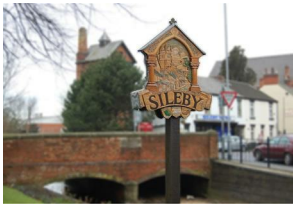
- Bay Fronted Period Residence
- Modern Kitchen & Bathroom
- Well Proportioned Rear Garden
- Council Tax Band\*: C
- Set Back From The Road
- Worcester Bosch Combination Boiler
- Off Road Parking To Rear
- Price: £229,950

## Overview

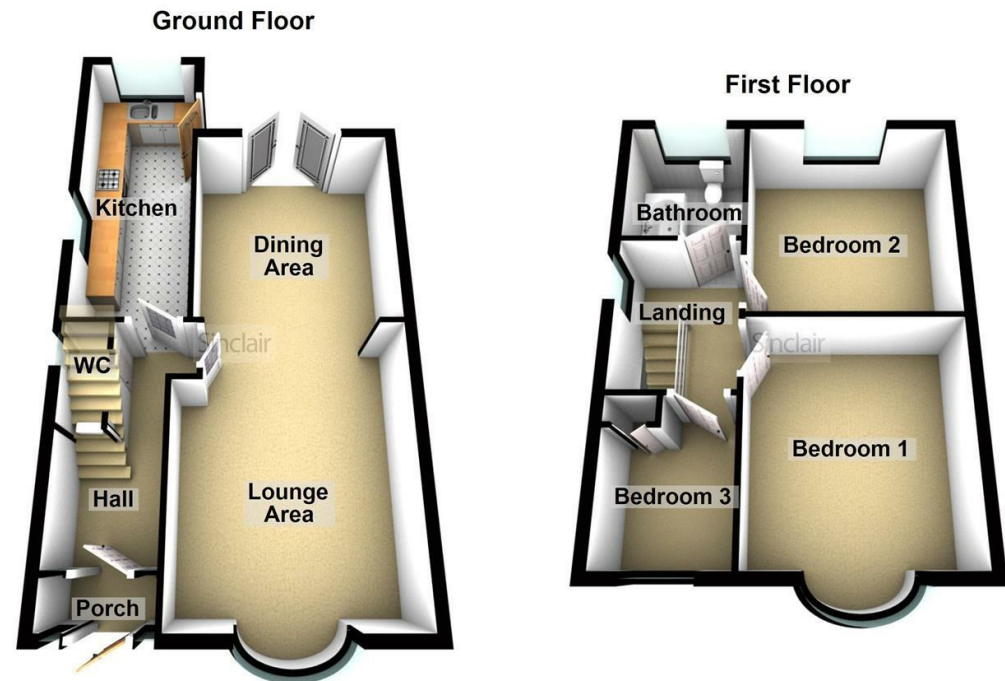
This traditionally styled bay and gable fronted semi detached is set back from the road benefits from uPVC double glazing and gas central heating. The accommodation in brief comprises: porch, reception hall, open plan living space with lounge and dining areas and a fitted and extended kitchen. On the first floor a landing gives way to three bedrooms and a modern fitted family bathroom. Outside the property occupies an elevated position with a well proportioned garden to the rear which in turn leads to the off road parking located to the rear of the plot. There is an outside garden store (see special note to Purchaser).

## 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.



175 Ratcliffe Road, Sileby, Leicestershire, LE12 7PX

Sinclair

## Detailed Accommodation

uPVC double glazed entrance door and adjacent windows set to an arch through to the entrance porch.

### ENTRANCE PORCH

The entrance porch has a solid timber panel door and adjacent period leaded light and stain glass windows through to the reception hall.

### RECEPTION HALL

The reception hall has balustrade staircase accessing the first floor, uPVC double glazed window to the side elevation, radiator, narrow wood strip period flooring, door accessing an under stair storage cupboard which houses the Worcester Bosch combination boiler and doors accessing the open plan living room with lounge and dining areas and the extended fitted kitchen.

### LIVING ROOM

23'7" overall length (7.19m overall length)

Lounge area 12'2" x 11'4" (To the side of chimney breast and not including bay window) uPVC double glazed bay window to the front elevation and a radiator.

Dining area 11'9" x 11'5" (to the side of chimney breast) uPVC double glazed double patio doors overlooking and accessing the rear garden and a radiator.

### FITTED KITCHEN

14'10" x 6'6" (4.52m x 1.98m)

The kitchen has been extended and refitted with a single drainer Franke sink unit with swan neck style chrome mixer tap over and cupboards under, range of fitted shaker style units to the wall and base with chrome bar handles, roll edge work surface and complimentary tiled surround. Gas cooker point with extractor fan over, plumbing for washing machine, space for a tall standing fridge freezer, plumbing for dishwasher, uPVC double glazed windows to both side and rear elevations, the rear overlooking the garden and a contemporary styled radiator.

### ON THE FIRST FLOOR

On the first floor a landing has timber panel doors with chrome handles accessing three bedrooms and refitted family bathroom, uPVC double glazed opaque glass window to the side elevation and balustrade hand rail.

### FRONT BEDROOM ONE

11'8" x 11'6" (3.56m x 3.51m)

(Not including bay windows and to the side of chimney breast)

uPVC double glazed bay window to the front elevation and a radiator.

### BEDROOM TWO

11'11" x 11'6" (3.63m x 3.51m)

(To the side of chimney breast)

uPVC double glazed window to the rear elevation overlooking the rear garden, radiator and laminate flooring.

### BEDROOM THREE

6'8" x 6'7" (2.03m x 2.01m)

(To the front of wardrobe / cupboard)

uPVC double glazed window to the front elevation, stylish bar radiator and built-in wardrobe / cupboards over the stair bulk-head.

### FITTED BATHROOM

The bathroom is fitted with a contemporary white three piece suite comprising: P shaped shower panel bath with thermostatic shower over and chrome mixer taps. Shower screening, low flush WC, pedestal wash hand basin with chrome mixer tap, fitted chrome towel rail and uPVC double glazed opaque glass window to the rear elevation.

### OUTSIDE

The property is set back from the road in an elevated position with steps leading to the entrance door, side access to the rear and a lawned front garden.

The rear garden enjoys privacy to the plot with a generously proportioned slabbed patio area and shaped lawn beyond, double width slabbed pathway leading to the rear where there is off road parking and detached outbuilding / garden store.

### OUTBUILDING / GARDEN STORE

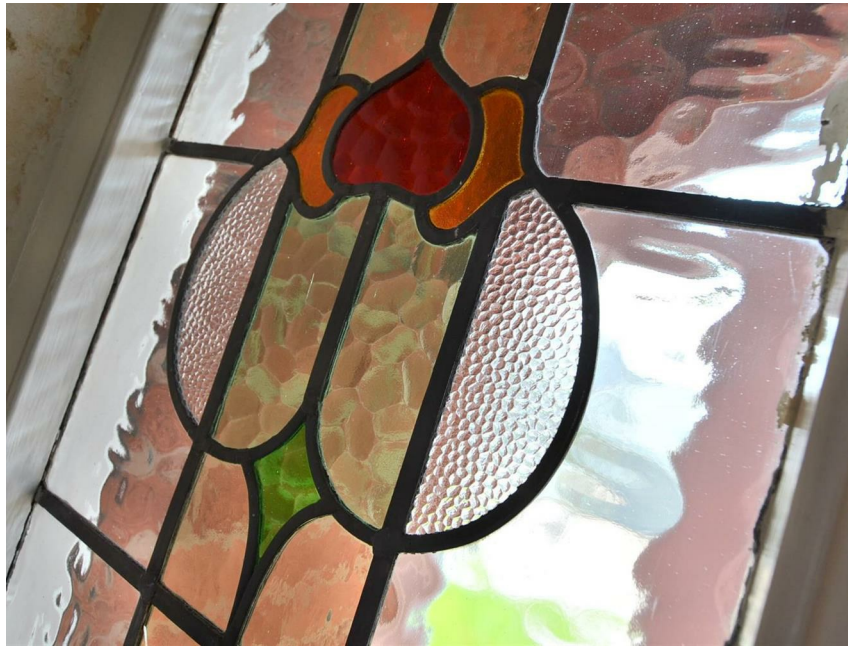
15'4" x 10'7" (4.67m x 3.23m)

An additional store accessed via an up and over door measuring 5'9" x 10'11". The outbuilding / store has electric light and power.

It should be noted by prospective Purchasers that there is a known structural defect.

175 Ratcliffe Road, Sileby, Leicestershire, LE12 7PX

Sinclair



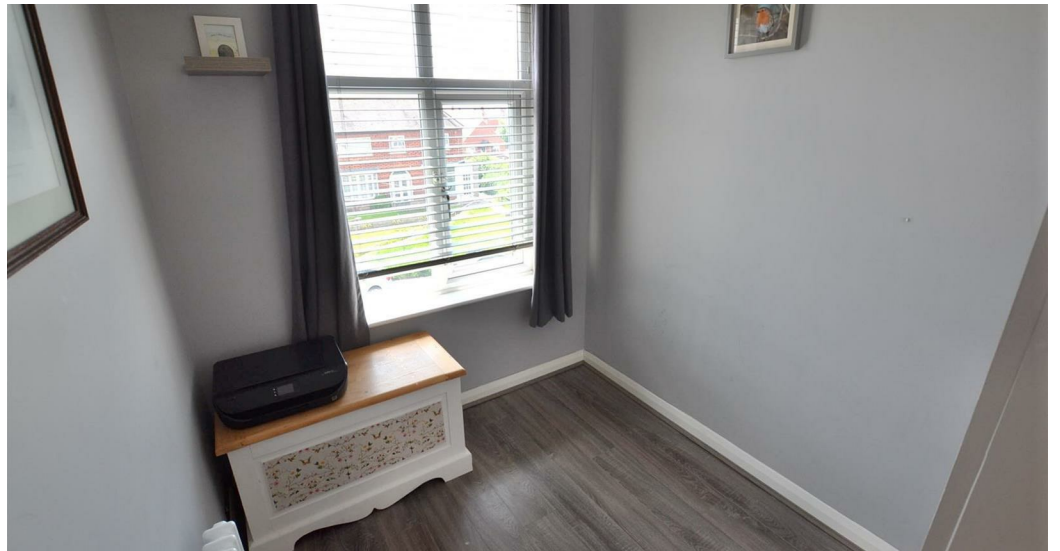
175 Ratcliffe Road, Sileby, Leicestershire, LE12 7PX

Sinclair



175 Ratcliffe Road, Sileby, Leicestershire, LE12 7PX





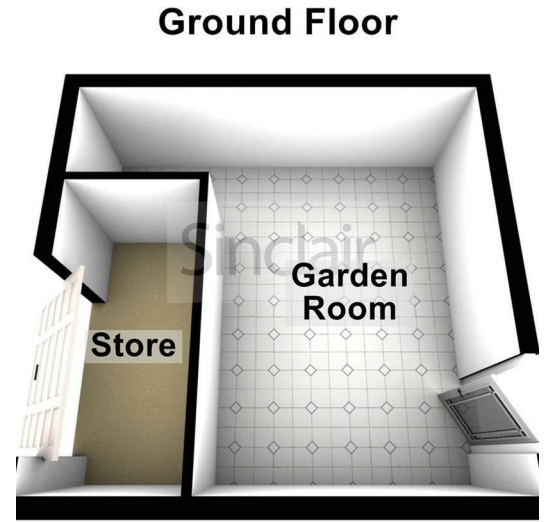
175 Ratcliffe Road, Sileby, Leicestershire, LE12 7PX

Sinclair



175 Ratcliffe Road, Sileby, Leicestershire, LE12 7PX

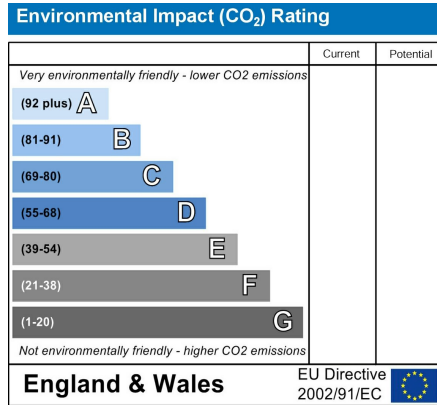
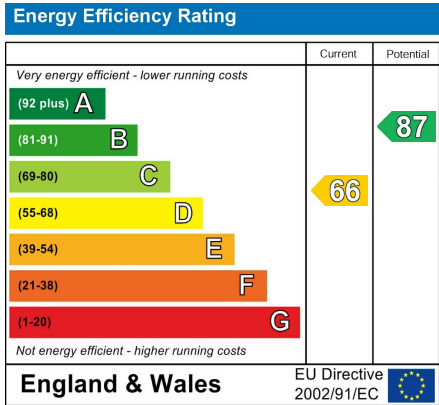




175 Ratcliffe Road, Sileby, Leicestershire, LE12 7PX

Sinclair





### 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

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

### 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

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

# Sinclair

Thinking of Selling?  
For a free valuation of your property with no obligation  
call Sinclair on 01509 812777



Sinclair Estate Agents Ltd Registered Office: Eltham House, 6 Forest Road, Loughborough, Leicestershire. LE11 3NP.  
Registration Number: 5459388. Sinclair Estate Agents are members of the TPO scheme and subscribe to the TPO code of practice.

15 High Street, Sileby, Leicestershire, LE12 7RX  
Tel: 01509 812777  
Email: [sileby@sinclairestateagents.co.uk](mailto:sileby@sinclairestateagents.co.uk)