



Sinclair



155 Ratcliffe Road, Sileby, Leicestershire, LE12 7PX

£210,000

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Property at a glance

- Traditional Bay Fronted Property
- No Upward Chain
- Generously Proportioned Garden
- Council Tax Band*: B
- uPVC Double Glazing
- Modernisation Required
- Three Bedrooms
- Price: £210,000

Overview

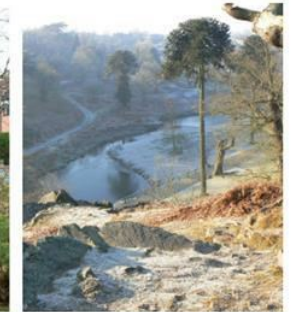
Offered with no upward chain this traditionally styled and bay fronted semi detached residence offers excellent potential. Although requiring some modernisation the property benefits from uPVC double glazing and gas central heating with back boiler. The accommodation comprises: entrance hall, living room, kitchen with pantry, reception room two / dining room; three first floor bedrooms and bathroom. Outside there is a front garden and the rear provides a particular feature of sale being well proportioned mature and private. There is on street parking available on Ratcliffe Road or Finsbury Avenue.

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

Arched storm porch, uPVC double glazed door with inset half moon opaque and leaded light window through to the entrance hall.

ENTRANCE HALL

The entrance hall has cloaks hanging space, meter recess, uPVC double glazed window to the front elevation, radiator, doors accessing the living room and kitchen (with reception room two / dining room off).

LIVING ROOM

11'9" x 10'1" (3.58m x 3.07m)
(Not including bay window)

uPVC double glazed walk-in bay window to the front elevation, radiator and a Parkray coal burning stove to a tiled hearth and surround.

KITCHEN

8'2" x 6'5" (2.49m x 1.96m)

Single drainer sink unit with cupboards under, wall unit, plumbing for washing machine, gas cooker point and a door accessing an under stair pantry store with shelving and window to the side elevation. From the kitchen there is a uPVC double glazed door and adjacent window to the rear elevation with access to a rear porch. Door accessing reception room two / dining room.

RECEPTION ROOM TWO / DINING ROOM

11'3" x 10'8" (3.43m x 3.25m)
(To the side of chimney breast)

uPVC double glazed window to the rear elevation, gas fire point to the chimney breast.

ON THE FIRST FLOOR

On the first floor a landing gives way via period panel doors to three bedrooms and a bathroom. uPVC double glazed opaque glass window to the side elevation.

BEDROOM ONE

10'3" x 10'3" (3.12m x 3.12m)
(Not including bay window and to the front of wardrobe / cupboards)

uPVC double glazed walk-in bay window to the front elevation, radiator, period ornamental fireplace and fitted wardrobe / cupboards.

BEDROOM TWO

10'9" x 11'3" max x 10'1" min (3.28m x 3.43m max x 3.07m min)
uPVC double glazed window to the rear elevation overlooking the garden. Radiator.

BEDROOM THREE

6'11" x 6'7" (2.11m x 2.01m)
uPVC double glazed window to the front elevation.

BATHROOM

The bathroom is fitted with a white suite comprising: panel bath with shower over, low flush WC, wash hand basin, uPVC double glazed opaque glass window to the rear elevation, built-in airing cupboard housing the hot water cylinder and radiator.

GARDEN

The property is set back occupying an elevated position with fenced front boundary and pathway leading to the entrance door, side and rear.

The rear garden is mature and well proportioned with slabbed patio area, timber screen fencing and tree lined rear aspect. Lawned area, outside brick built store and further lean-to store (asbestos present).

SPECIAL NOTE TO PURCHASER

It should be noted that the property is currently going through Probate and an Exchange and Completion will not be possible until Probate has been Granted.



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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

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

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Thinking of Selling?

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



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