

Aston & Co

ESTATE & LETTING AGENTS



250 Ratcliffe Road

Sileby, LE12 7QB

£490,000



Set on the edge of the popular village of Sileby, this spacious five bedroom detached property offers flexible living space and really must be viewed to fully appreciate all the property has to offer. The accommodation briefly consists of, porch, entrance hall, dining area, lounge, conservatory, dining kitchen, utility/boiler room, a master bedroom with en-suite, four further double bedrooms and two bathrooms. The property also benefits from upvc double glazing, gas central heating, front and rear gardens, open views, roof terrace, garage and off road parking for several vehicles. Internal viewing is strictly by appointment only.

- Spacious Detached Home
- Village Location With Open Views
- Lounge, Dining Area, Conservatory, Office
- Four/Five Bedrooms
- Three Bathrooms
- Roof Terrace
- Parking & Garage
- EPC Rating F, Council Tax E, Freehold



Location

The popular village of Sileby is located between the towns of Leicester and Loughborough providing a mixture of properties to suit a variety of lifestyles. The village is well served with local amenities including shops, train station, schools, churches & restaurants. Sileby also benefits from excellent transport routes to Leicester city centre and Loughborough Town Centre via bus or train. The A46 is less than 5 minutes away as is Ratcliffe College and Leicester City's Training facility.

The Property

The property is entered via a upvc double glazed door leading in to.

Porch

With tiled floor, coved ceiling and glazed door leading into.

Entrance Hall

With coved ceiling, picture rail, storage cupboard and provides access to the following.

Shower Room

Fitted with a three piece suite comprising low level wc, pedestal basin and walk in shower.

Dining Area

With stairs to the first floor, coved ceiling, door to the kitchen and arch leading to the lounge.

Lounge

With upvc double glazed patio door leading into the conservatory, wall mounted fire with feature surround and coved ceiling.

Conservatory

Upvc double glazed conservatory with tiled flooring, wall mounted lighting and french doors leading on to the patio and rear garden.

Kitchen-Diner

Fully fitted kitchen with granite tops and integrated appliances, inset sink and tiled flooring.

Rear Hall

Providing access to the utility area, garage and rear garden.

Utility Area

With plumbing for a washing machine and floor standing boiler.

Bedroom One

With coved ceiling, fitted wardrobes and door leading to the en-suite.

En-suite Bathroom

Fitted with a three piece suite comprising, low level wc, bath with shower over and vanity unit with mounted basin.

Bedroom Two

With window to the front, fitted wardrobes and coved ceiling.

Bedroom Five/office

With window to the front and coved ceiling.

The First Floor Landing

With french doors leading on to the roof terrace and provides access to the following.

Bedroom Three

With windows to the front and rear.

Shower Room

Fitted with a three piece suite comprising, low level wc, vanity unit with basin and walking shower.

Bedroom Four

With windows to the front and rear.

Garage

Larger than average garage with up and over door, power and light.

Outside

To the front of the property is car standing for several vehicles.
To the rear is a mature well stocked garden with patio.

Services

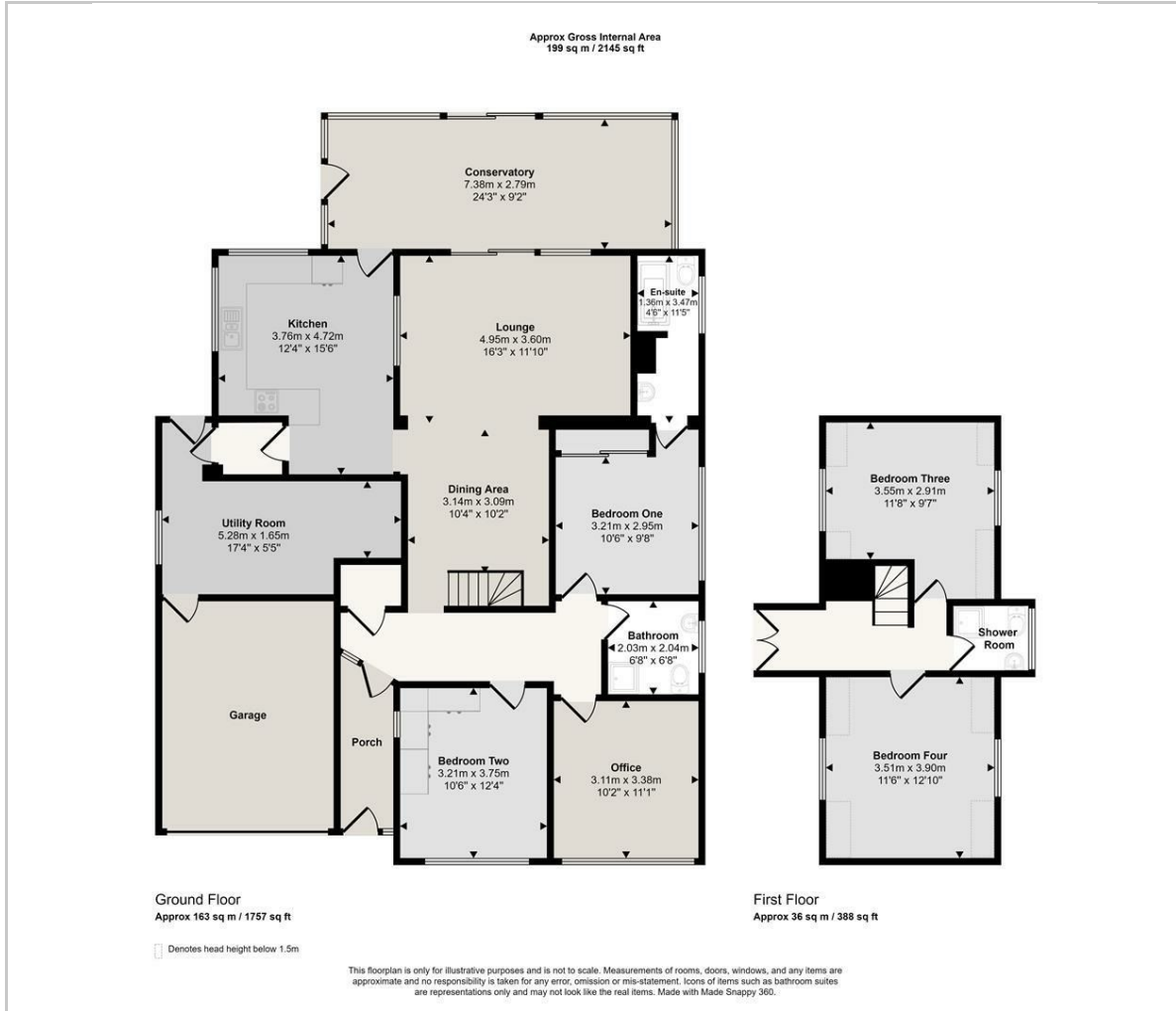
The property benefits from mains gas, electric & water, drainage is via a septic tank.

Note To Buyers

The land to right and rear of the property has planning permission granted for further details please refer to the Charnwood planning portal, application number P/21/2131/2



Floor Plan



Viewing

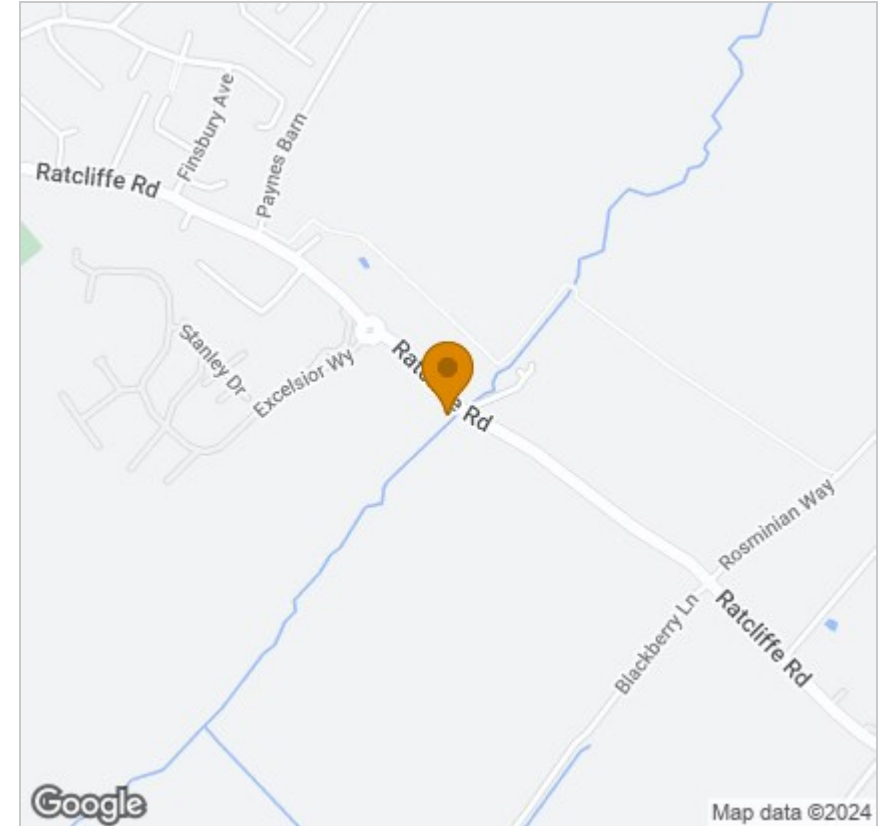
Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

