



Ratcliffe Road, Sileby

welcome to

Ratcliffe Road, Sileby

NO UPWARD CHAIN! This well-presented end terraced property situated within the local village of Sileby. The property benefits from gas central heating and upvc double glazing, three well-proportioned bedrooms, lounge, conservatory, kitchen diner and bathroom. Internal viewing is highly recommended.

Entrance

Entrance to the property is via a upvc double glazed door into the entrance hallway. The entrance hallway has laminate flooring, stairs to the first floor and access to ground floor rooms.

Lounge

11' 5" x 10' 11" (3.48m x 3.33m)

The lounge has a upvc double glazed bay window to the front elevation, laminate flooring, and a feature fireplace.

Kitchen Diner

16' 10" x 10' 5" (5.13m x 3.17m)

The kitchen is fitted with a range of base and wall mounted units, laminate flooring, stainless steel sink and drainer, electric hob and oven and a upvc double glazed window to the side elevation. The dining room has laminate flooring and access to the kitchen and conservatory.

Conservatory

11' 6" x 9' 5" (3.51m x 2.87m)

The conservatory has laminate flooring and upvc double glazing to the rear elevation.

First Floor Landing

The first-floor landing has stairs rising from the ground floor, carpeted flooring, loft access and doors to all first-floor rooms.

Bedroom One

11' 5" x 9' 7" (3.48m x 2.92m)

Bedroom one has carpeted flooring, a radiator and a upvc double glazed window.

Bedroom Two

10' 4" x 9' 11" (3.15m x 3.02m)

Bedroom two has carpeted flooring, a radiator and a upvc double glazed window.

Bedroom Three

7' x 6' 7" (2.13m x 2.01m)

Bedroom three has carpeted flooring, a radiator and a upvc double glazed window.

Bathroom

6' 2" x 5' 1" (1.88m x 1.55m)

The bathroom is fitted with a three-piece suite comprising of panel bath with shower over, low level wc and hand wash basin, vinyl flooring, partially tiled walls and a upvc frosted double glazed window.

Outside

The property benefits from a large rear garden, mainly laid to lawn, with a decked seating area to the rear. Private parking is located to the front of the property with steps leading to the front door.





view this property online williamhbrown.co.uk/Property/LBH115587



welcome to

Ratcliffe Road, Sileby

- NO ONWARD CHAIN
- Spacious Rear Garden
- Open Plan Kitchen Diner
- Conservatory
- Three Well-Proportioned Bedrooms

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

£230,000



Total floor area 82.8 m² (891 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



view this property online williamhbrown.co.uk/Property/LBH115587



Property Ref:
LBH115587 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01509 214686



loughborough@williamhbrown.co.uk



22-23 Swan Street, LOUGHBOROUGH,
Leicestershire, LE11 5BL



williamhbrown.co.uk