



**Ratcliffe Road, Sileby**

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## **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.





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## 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

**£240,000**



Total floor area 82.8 m<sup>2</sup> (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](http://www.propertybox.io)



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Property Ref:  
LBH115587 - 0003

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