



NEW FARM, RATCLIFFE ROAD SILEBY

A characterful detached home on Ratcliffe Road, occupying a generous plot with extensive gardens and a collection of former farm outbuildings. Creightons Estate Agents are delighted to present this unique property to the market, offering space, privacy and a wonderful sense of history. Originally part of a working farm, New Farm combines traditional charm with practical modern living, making it an exceptional opportunity for those seeking a home with character, land and versatile outbuildings.

Set behind a large driveway with ample parking, the property enjoys a peaceful setting while remaining well connected to local amenities. The expansive rear garden and range of former stables, barns and garages provide endless possibilities for storage, hobbies or potential future uses, making this a truly distinctive home ready for its next chapter.

KEY FEATURES

- Characterful three bedroom detached home
- Former farm property with history and charm
- Extensive driveway with ample parking
- Large rear garden with multiple seating areas
- Full width rear extension with bifold doors
- Outbuildings including double garage with electric door
- Former stables and additional storage barns
- Beautifully proportioned living spaces
- Viewing highly recommended

LOCATION

Sileby is a charming village in Loughborough, offering a blend of countryside tranquillity and modern convenience. Nestled along the River Soar, it boasts scenic walking routes, a strong sense of community, and a range of local amenities, including shops, pubs, and leisure facilities. With excellent transport links to Leicester and Loughborough, it provides easy access to larger towns while maintaining its peaceful village atmosphere. Its rich history, welcoming environment, and proximity to green spaces, such as Bradgate park and Swithland Wood, make it a desirable place to call home.







GROUND FLOOR

Entering through the front porch, the layout branches in two directions. To the left is a **utility room** with white tiled flooring, a sink and space for a washing machine and tumble dryer, with a **downstairs WC** positioned off the utility.

To the right, the **kitchen** sits at the front of the property, fitted with white gloss base and wall cabinets, a black worktop, integrated oven and gas hob, double drinks fridge and a **separate pantry**.

Behind the kitchen is the **dining room**, a generous space featuring wooden laminate flooring, picture rails, coving and a decorative ceiling rose. The **lounge** sits to the right of the home and includes parquet flooring, picture rails, coving, and a grand beige stone effect fireplace with a log burner style stove.

Spanning the entire rear is a **full-width extension**, accessed from both the lounge and dining room, with skylights, spotlights, two radiators and **two sets of bifold doors** opening onto the composite decking and garden. The lounge continues the home's neutral theme, featuring a soft grey carpet, a window to the front elevation, patio doors opening onto the rear garden, and stylish acoustic wood panelling that adds warmth and character to the space.

FIRST FLOOR

The staircase leads to the first floor landing, finished with beige carpeting and decorative dado rails.

At the front of the property is the **family bathroom**, fitted with white gloss wall tiles, black gloss floor tiles, a double shower, spa bath, WC and fitted sink with black stone worktop. **Bedroom three** is also positioned at the front and includes fitted wardrobes with space for a double bed.

To the rear are **two generous double bedrooms** overlooking the garden. The **primary bedroom** features fitted wardrobes, a fitted bed surround and built-in vanity area with wooden laminate flooring. The second bedroom benefits from cream fitted wardrobes, dual aspect windows to the side and rear, and dark grey carpeting.

OUTSIDE

The property sits on a generous plot with a **large driveway** providing ample off-road parking. A key feature is the range of **former farm outbuildings**, including a **double garage with electric door**, two stables and several additional storage spaces, offering excellent versatility. The **expansive rear garden** features composite decking outside the extension leading onto a large lawn, with a **second patio area** at the far end, providing plenty of space for outdoor seating and entertaining.





NEW FARM | RATCLIFFE ROAD | SILEBY

SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band E.

FLOORPLAN TO FOLLOW

EPC TO FOLLOW

CREIGHTONS
ESTATE AGENTS

DISCLAIMER

We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Creightons Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.





