

Sinclair



132 Ratcliffe Road, Sileby

Loughborough

£265,000

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Sileby, Loughborough

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Shower Room & Family Bathroom
- Much Improved Property
- Generous Gardens
- Extension To Kitchen
- Super Garden Room
- Three Bedrooms



DETAILED ACCOMMODATION

Replaced composite entrance door through to the hall.

HALL

The hall has a radiator, stairs accessing the first floor and door through to the living room.

LIVING ROOM

Dimensions: 4.39m x 3.94m (14'5" x 12'11"). (To the side of chimney breast) uPVC double glazed window to the front elevation, radiator and open period style fireplace with raised tiled hearth, cast iron surround and inset grate. Under stairs storage cupboard and door accessing the open plan family dining kitchen. Stylish herringbone style Karndean flooring.

OPEN PLAN FAMILY DINING KITCHEN

Dimensions: 5.28m x 5.44m (17'4" x 17'10"). (Overall measurements) The kitchen area is: 17'10" x 7'4". Centre island style unit continuing to a breakfast bar area with an inset one and a half bowl single drainer sink unit with stylish swan neck tap over and cupboards under. Range of fitted units to the wall and base, work surface with tiled surround, space for a range oven with extractor fan over, integral dishwasher, space for a tall standing American style fridge freezer, tiled flooring, radiator and uPVC double glazed window to the side elevation. From the kitchen is open access to the dining area and door accessing downstairs shower room.

DINING AREA

Dimensions: 3.63m x 2.69m (11'11" x 8'10"). Continued tiled flooring from the kitchen, radiator, brick built base and walls with conservatory pitched roof and double doors overlooking and accessing the garden.



SHOWER ROOM

The shower room is fitted with a modern white three piece suite comprising: corner shower cubicle with curved door screening, tiled surround, low flush WC with push button flush, wash hand basin, tiled splash backs, heated towel rail and uPVC double glazed opaque glass window to the rear elevation.

ON THE FIRST FLOOR

On the first floor a landing gives way to three bedrooms and family bathroom. uPVC double glazed window to the side elevation and loft access hatch.

BEDROOM ONE

Dimensions: 2.95m x 2.84m (9'8" x 9'4"). uPVC double glazed window to the front elevation, radiator.

BEDROOM TWO

Dimensions: 3.35m x 2.69m (11' x 8'10"). uPVC double glazed window to the rear elevation with pleasant outlook over the garden. Radiator.

BEDROOM THREE

Dimensions: 2.26m x 2.03m (7'5" x 6'8"). uPVC double glazed window to the rear elevation with pleasant outlook over the garden, radiator.

BATHROOM

The bathroom is fitted with a white modern three piece suite comprising: panel bath with drencher shower head and additional shower head and hose. low flush WC with push button flush, wash hand basin set to a vanity unit, heated towel rail and uPVC double glazed opaque glass window to the front elevation.









GARDEN

To the front of the property is a driveway providing off road car standing which in turn leads to a gated side access leading to a side area (approx 7'5" in access width). There is an outside water tap and open access to the rear. There is an easement to the rear for access for neighbouring property. The rear garden is a particular feature of sale with patio area and railway sleeper edging. Variety of mature plants shrubs and trees and access to the main garden which is laid to lawn. There is a super garden room measuring 19' x 9'. There is electric light and power and the space is currently used as a home gym and play room

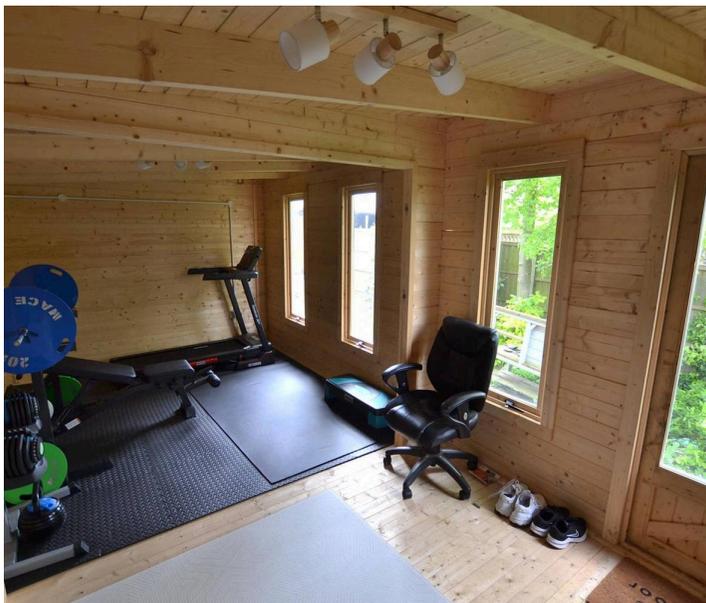
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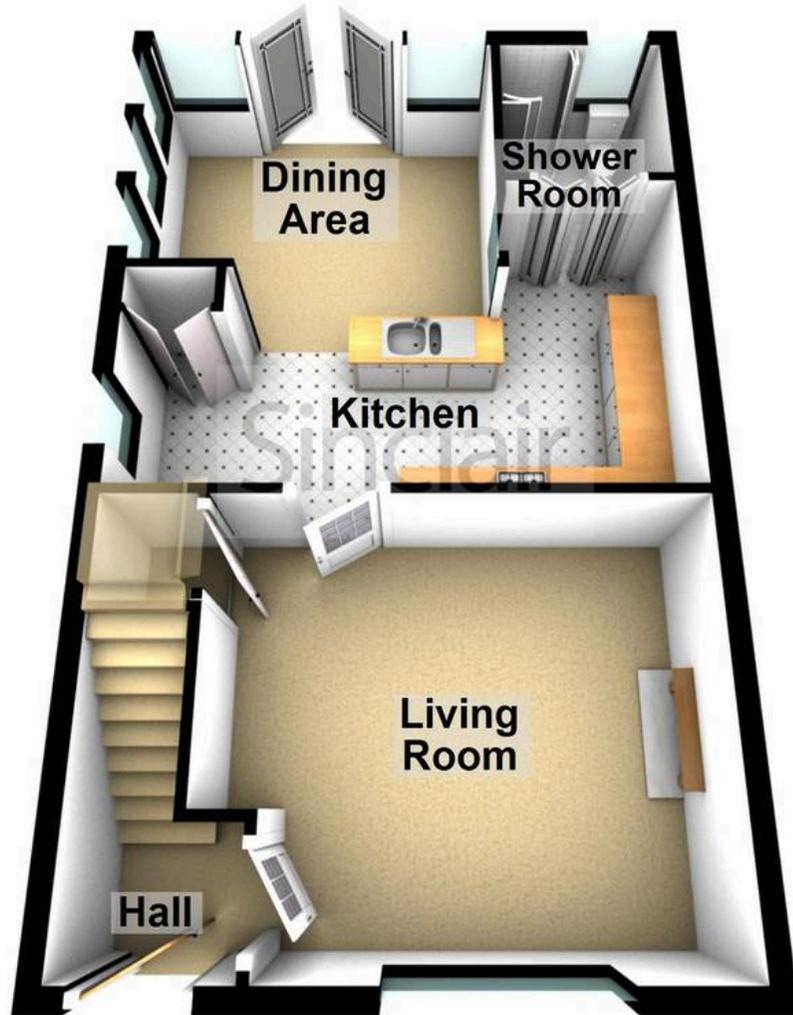
ALLOCATED PARKING

DRIVEWAY

EV CHARGING



Ground Floor



First Floor





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