



READINGS

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Ratcliffe Road

Sileby, Loughborough, LE12 7PY

£575,000



5



2



3



F

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Sitting on a generous plot of around 1.43 acres, this detached home offers flexible living space across two floors and has fantastic potential to be extended—subject to the usual permissions—making it a perfect opportunity to create a spacious family home with a garden to match.

The property does require renovating, but it's been competitively priced to reflect the works required and the huge potential it offers. Inside, there's a porch and hallway, two reception rooms at the front, plus a kitchen, utility room and WC. Towards the rear, you'll find another kitchen, sitting room, two bedrooms and a bathroom—ideal for multi-generational living or flexible use.

Upstairs, there are three further bedrooms and another bathroom. But the real star of the show is the garden—it's a great size and really needs to be seen in person to appreciate just how special it is.

Outside, there's a driveway providing off-road parking, along with a garage that also offers extra storage space at the back and above.

All in all, this is a brilliant opportunity for anyone looking to create their dream family home and add their own personal touch.





Property Information

Tenure: Freehold

Local Authority: Charnwood

Council Tax Band: F

Type of Construction: Standard

Services: The property is offered to the market with all mains services and gas-fired central heating.

Multiple Options for Broadband/mobile phone signal.

Flood Risk: Very low

Annual Estate Management Charge If

Applicable: n/a

The property is being with Vacant Possession upon completion. **FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price. **SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.

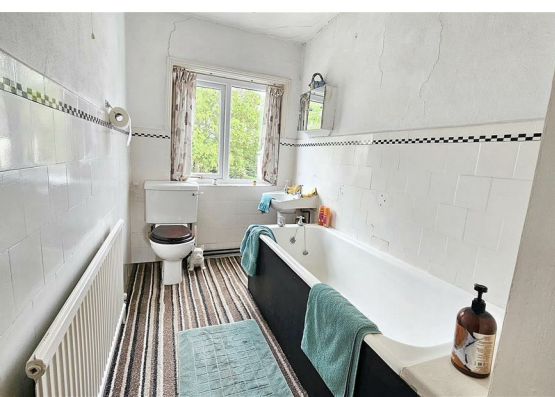
Consumer Protection Legislation

These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

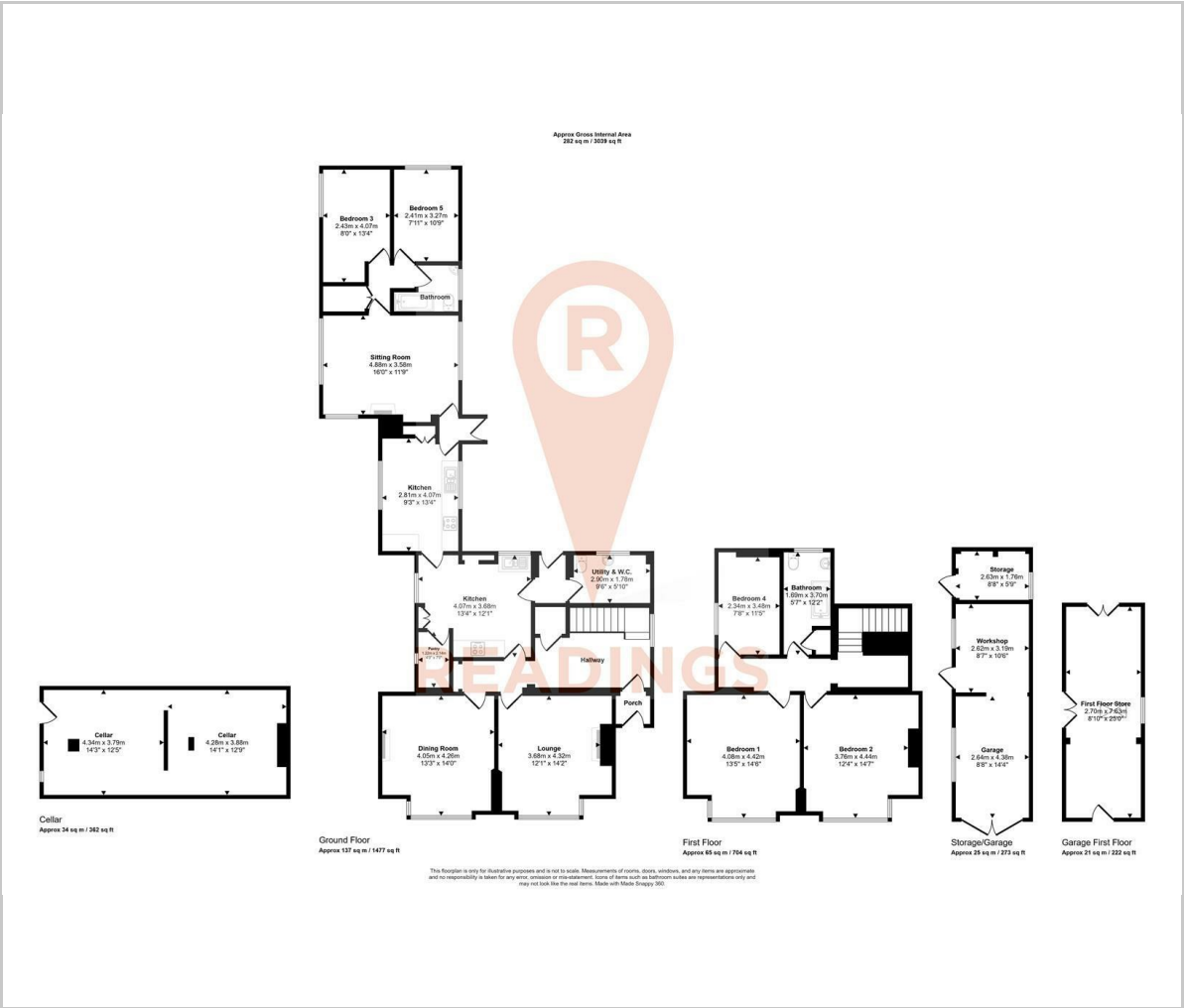
Anti Money Laundering

By law, we are required to carry out Anti-Money Laundering checks for all buyers and sellers. Once you instruct us to market your property, or once your offer has been accepted, a fee of £18 (including VAT) per person is payable to complete these checks. For sellers, this fee must be paid before we can publish your property for sale, and for buyers, it's required before we can issue the memorandum of sale.

The fee is non-refundable and is paid directly to Landmark Information Group. We receive a portion of this fee for facilitating the verification process.



Floor Plan



Viewing

Please contact our Readings Sales Office on 0116 2227575 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

