

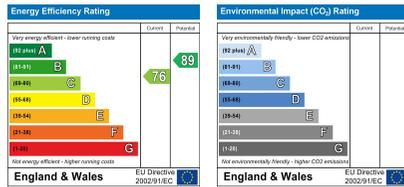


Fielding Lane, Ratby
Leicester, Leicestershire, LE6 0AS



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Chain Free £275,000

Enjoying a cul de sac position in the sought after village of Ratby, this three bedroom semi detached property offers a contemporary interior and is sure to be popular with growing families and first time buyers. The gas centrally heated and double glazed layout comprises an entrance hall, ground floor wc, lounge and dining kitchen, with stairs rising to the first floor landing which gives access to three bedrooms and a bathroom with three piece suite. The plot allows ample parking to the front with side access leading to the rear garden. An internal viewing is essential to fully appreciate the size and condition of the accommodation on offer.



Accommodation

Front entrance door opens into the:

Entrance Hall

Presented with wood effect flooring, there is a staircase rising to the first floor, window to the side elevation, coving, central heating radiator, door to the lounge and a door to the:

Ground Floor WC

Fitted with a two piece suite comprising a wc and wash hand basin, with an obscure window to the front and a central heating radiator.

Lounge

14'6" x 12'7" (4.42m x 3.84m)

The principal living space offers a window to the front elevation. Having a central heating radiator, coving and a door leading through to the:

Dining Kitchen

12'3" x 15'10" (3.73m x 4.83m)

Affording space for a dining table and chairs, the kitchen is fitted with a modern range of wall mounted and base units with complementary work surfaces over and tiled surrounds. Features include a built in oven with four ring hob over and fitted extractor hood above, inset one and a half sink and drainer unit with mixer tap, integrated dishwasher and space for appliances. With spotlighting, useful storage cupboard, central heating radiator, rear elevation window and french doors opening out into the garden.

First Floor Landing

Giving access to the bedrooms and bathroom, with an obscure side elevation window, carpet flooring, loft space, coving and central heating radiator.

Bedroom One

13'0" x 9'2" (3.96m x 2.79m)

Enjoying the use of a built in wardrobe, bedroom one is a comfortable double and offers a window to the front elevation, central heating radiator and carpet flooring.

Bedroom Two

12'1" x 8'4" not into doorway (3.68m x 2.54m not into doorway)

The second double room is presented with carpet flooring and offers a central heating radiator, rear elevation window, TV point, built in wardrobe and coving.

Bedroom Three

9'1" x 7'4" (2.77m x 2.24m)

Affording ample space for a single bed and wardrobe, the third bedroom offers a window to the rear elevation, central heating radiator and carpet flooring.

Family Bathroom

7'10" x 6'5" (2.39m x 1.96m)

Fitted with a modern three piece suite comprising a bath with shower unit over and screen, pedestal wash hand basin with mixer tap and low level wc, with complementary tiled surrounds. Having a chrome heated towel rail, built in cupboard housing boiler and an obscure window to the front elevation.

Outside

Enjoying a cul de sac position, there is a driveway to the front for two cars with gated access leading to the rear garden featuring a patio area and lawn. There is also a fencing to boundaries.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Hinckley & Bosworth Council - Tax Band C. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

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