



Church Lane, Ratcliffe On The Wreake

Leicester, LE7 4SF

£325,000



Occupying a picturesque position with views of the neighbouring church, this extended three bedroom semi detached property offers a rare opportunity to acquire a family home in the desirable rural location of Ratcliffe on the Wreake. The gas centrally heated accommodation includes an entrance hall, lounge open with the dining room, kitchen, conservatory, utility room, wc and useful storage area, with the first floor boasting three bedrooms and a re-fitted bathroom. The plot allows for off street parking to the front with a particularly private garden at the rear not overlooked from beyond. An immediate viewing comes highly recommended to avoid disappointment.

Accommodation

A door to the side leads to the:

Entrance Hallway

Presented with wood effect flooring and affording plenty of space for your coats and shoes, the entrance hallway gives access to the majority of the accommodation. With a staircase rising to the first floor, central heating radiator and dado rails.

Lounge

11'0" x 15'8" (3.36m x 4.78m)

Positioned around a feature fireplace with built in storage into the alcoves, the primary reception space offers a window to the front elevation. With carpet flooring and a central heating radiator. Open access leads through to the:

Dining Area

10'11" x 9'11" (3.35m x 3.04m)

Perfect for formal dining, there is a window to the front elevation, carpet flooring and built in storage into the alcoves.

Conservatory

11'3" x 12'7" (3.43m x 3.86m)

Offering a private outlook, the conservatory has glazing to three sides, central heating radiator, french double doors leading to the garden and wood effect flooring.

Kitchen

6'10" x 12'1" (2.09m x 3.69m)

Fitted with a range of units providing useful storage with roll edge work surfaces over, tiled splashbacks and a cooker. A door leads to the:

Utility Room

Providing practical space for further appliances, having plumbing for a washing machine, an inset stainless steel sink unit and useful storage cupboard. With glazing through to the conservatory and rear access door. There is also a useful storage area.

Downstairs WC

With a re-fitted wc.

First Floor Landing

Stairs rise to the first floor landing which gives access to the bedrooms and bathroom, with a hatch to the loft and window to the rear elevation.

Bedroom One

10'11" x 13'7" (3.34m x 4.15m)

A double room offering views of the church through a front

elevation window, with carpet flooring, central heating radiator and built in wardrobes into the alcoves.

Bedroom Two

10'11" x 12'0" (3.35m x 3.66m)

Another larger than normal bedroom with carpet flooring, central heating radiator and a built in cupboard housing the central heating boiler.

Bedroom Three

6'11" x 10'7" (2.13m x 3.25m)

With a window to the rear elevation, central heating radiator and carpet flooring.

Bathroom

6'11" x 5'10" (2.11m x 1.80m)

Re-fitted with a modern three piece suite comprising a roll top bath, wash hand basin and wc, with complementary tiled flooring. There is also a window to the rear elevation.

Outside

The property occupies a picturesque position along Church Lane, set within the highly desirable rural location of Ratcliffe on the Wreake. The pleasant frontage allows for off street parking, with gated access to the side leading to a further mature garden to the rear which enjoys a particularly private feel not overlooked from beyond. With a gravelled area adjacent to the accommodation, useful outbuilding, gravelled and planted borders and fencing to the majority of the boundaries.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood - 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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We are pleased to introduce Benjamin York, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. He has access to thousands of mortgages, including exclusive deals not available on the high street. His advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. He can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.

Making an Offer

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). You will also be asked to provide us with proof of how you will be funding your purchase. Please note that when making an offer, if you are taking out a mortgage, you will also be asked to have a no obligation chat with our 'in branch' mortgage adviser to confirm your affordability. We ask for your cooperation in this matter. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

Agents Note

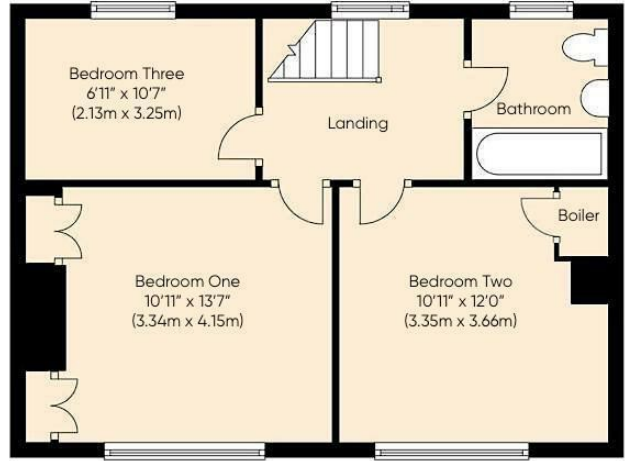
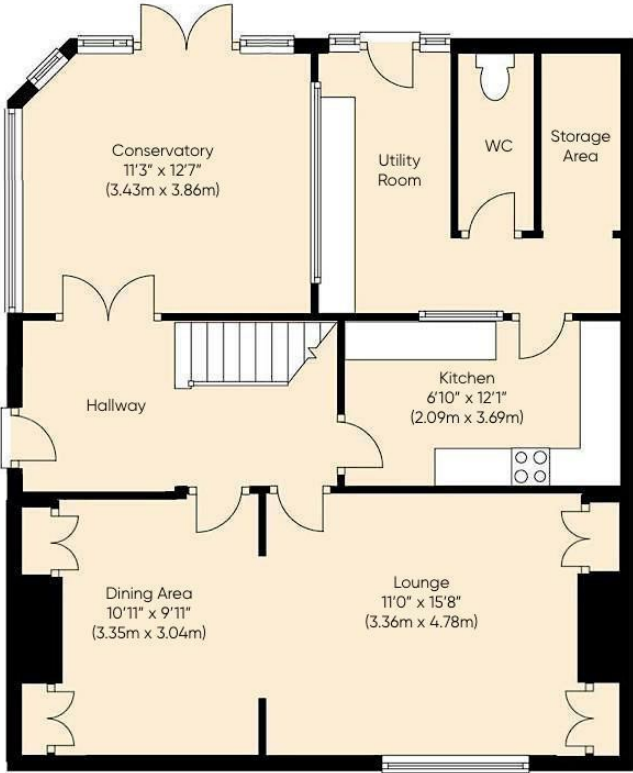
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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