



- THREE BEDROOM SEMI-DETACHED HOUSE
- CUL-DE-SAC LOCATION
- EN-SUITE TO PRIMARY BEDROOM
- OFF ROAD PARKING
- GROUND FLOOR WC
- COUNCIL TAX BAND - C

Asking price £295,000

<https://www.judgeestateagents.co.uk>



A very well presented three bedroom semi-detached house situated within a pleasant Cul-De-Sac on the outskirts of this popular village is offered for sale. Making an ideal family home, this impressive house appreciates an Entrance Hall, WC, Kitchen/Dining Room, Living Room, First Floor Landing, Three Bedrooms with an En-Suite to the Primary Bedroom as well as a Family Bathroom. There is a well established rear garden and from the front there is Off Road Parking. Judge Estate Agents recommend an internal viewing to fully appreciate.

ENTRANCE HALL

There are stairs that lead up to the first floor landing, radiator, power point and doors that lead to:

WC

Comprising a low level WC, wash hand basin, heated towel and a window to the front aspect.

KITCHEN/DINING

14' - 12'10 x 12' (4.27m - 3.91m x 3.66m)

There are a range of wall and base units and work surfaces, sink with a mixer tap, integral oven, hob and extractor, window to the front aspect, radiator, plumbing for washing machine, power points and a door that leads to:

LIVING ROOM

17' - 13'11 x 15' (5.18m - 4.24m x 4.57m)

Benefiting from a window to the rear aspect, radiator, power points, under stairs cupboard and patio door to the rear aspect.

FIRST FLOOR LANDING

Having a window to the side aspect, loft access, radiator, power points, built in cupboard and doors that leads to:

PRIMARY BEDROOM

11' x 10' (3.35m x 3.05m)

Benefiting from a window to the front aspect, radiator, power points and a door that leads to:

EN-SUITE

Comprising a low level WC, wash hand basin, walk in shower, complimentary tiling and a heated towel rail.

BEDROOM

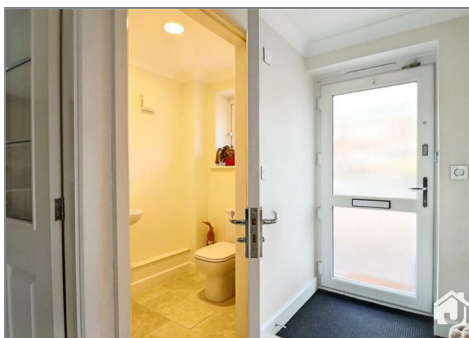
11'11 x 8' (3.63m x 2.44m)

Having a window to the rear aspect, radiator and power points.

BEDROOM

8'10 x 7'11 (2.69m x 2.41m)

There is a window to the rear aspect, radiator and power points.





BATHROOM

Comprising a low level WC, wash hand basin, bath with shower over, complimentary tiling, heated towel rail, window to the front aspect and an airing cupboard.

REAR GARDEN

A lovely garden made up of a patio that leads to a mainly laid to lawn area a shed and stocked borders with a variety of shrubs and plants. The seller has also advised that the garden is south facing.

PARKING

From the front there is brick paved off road parking.

RATBY VILLAGE

The village of Ratby is located just outside the Leicester City boundary, to the north-west, and is well known for its popularity in terms of convenience for ease of access to the afore-mentioned centre of employment and all the excellent amenities therein, as well as the market towns of Hinckley, Market Bosworth, Ashby-de-la-Zouch, Coalville and

Loughborough, the M1\M69\M42 motorway network for travel north, south and west, the East Midlands International Airport at Castle Donington and the adjoining Charnwood and New National Forests with their many scenic country walks and golf courses.

Ratby also offers an excellent range of local village amenities including shopping for day-to-day needs, schooling, newly opened medical centre, a wide variety of recreational pursuits and sporting activities including thriving local soccer and cricket clubs, and regular bus services to the Leicester City centre.

VIEWINGS

We always like any potential purchaser to follow our four steps

- 1) Read property description
- 2) Look at Floorplan



3) Watch our virtual viewing video

4) Please provide and assist proof of affordability

After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

MEASUREMENTS & FLOORPLANS

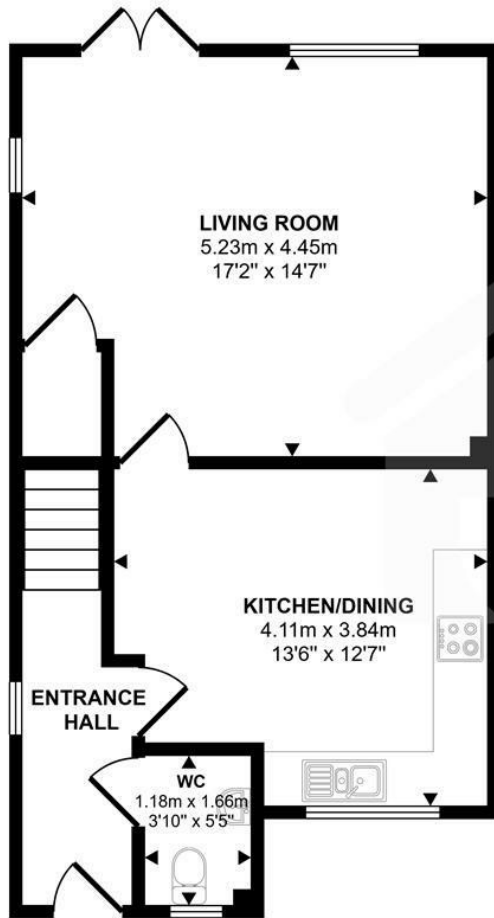
Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

ANTI MONEY LAUNDERING

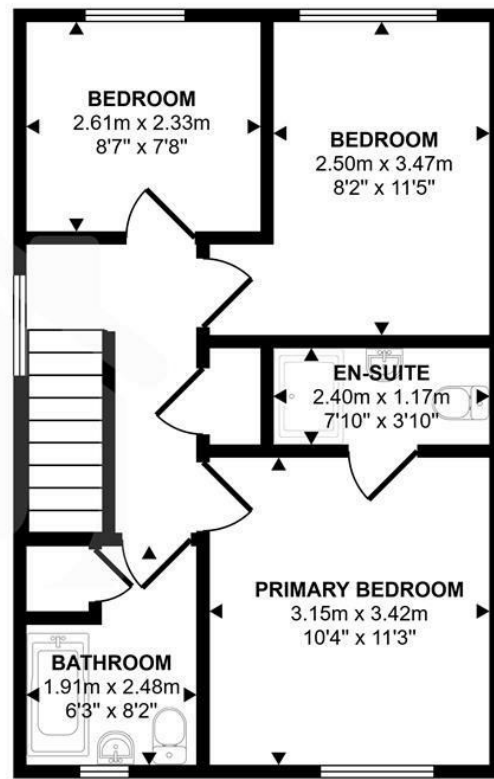
In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of



Approx Gross Internal Area
90 sq m / 968 sq ft



Ground Floor
Approx 46 sq m / 498 sq ft



First Floor
Approx 44 sq m / 470 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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	

