



READINGS

www.readingspropertygroup.com

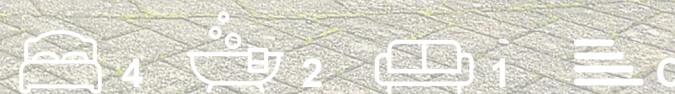
NO CHAIN



Lockley Close

Ratby, Leicester, LE6 0HP

£350,000



Lockley Close

Ratby, Leicester, LE6 0HP

Welcome to this detached house on Lockley Close in the village of Ratby. Situated at the end of the close, this modern four-bedroom detached house was built by the esteemed local builder Cawrey Homes and is now being offered for sale with no onward chain.

There is an entrance porch, a downstairs toilet, and a spacious hallway. The kitchen, positioned at the front of the house, offers a nice view along the cul-de-sac.

The heart of the home lies in the generously sized lounge/dining room that spans the rear of the property. There's a conservatory of brick and UPVC construction, overlooking the landscaped garden.

Venturing upstairs reveals four well-proportioned bedrooms, the master bedroom is accompanied by an en-suite shower room. There is a separate family bathroom.

There are two driveway areas providing car standing space, complemented by a single integral garage with an electric roller door.

The rear garden is thoughtfully laid out. This outstanding property is offered for sale with no onward chain.

Porch and hall

Downstairs WC

Lounge/dining room

Kitchen

Conservatory

Landing

Bedroom one

En suite

Bedroom two





Bedroom three

Bedroom four

Family bathroom

Single garage

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

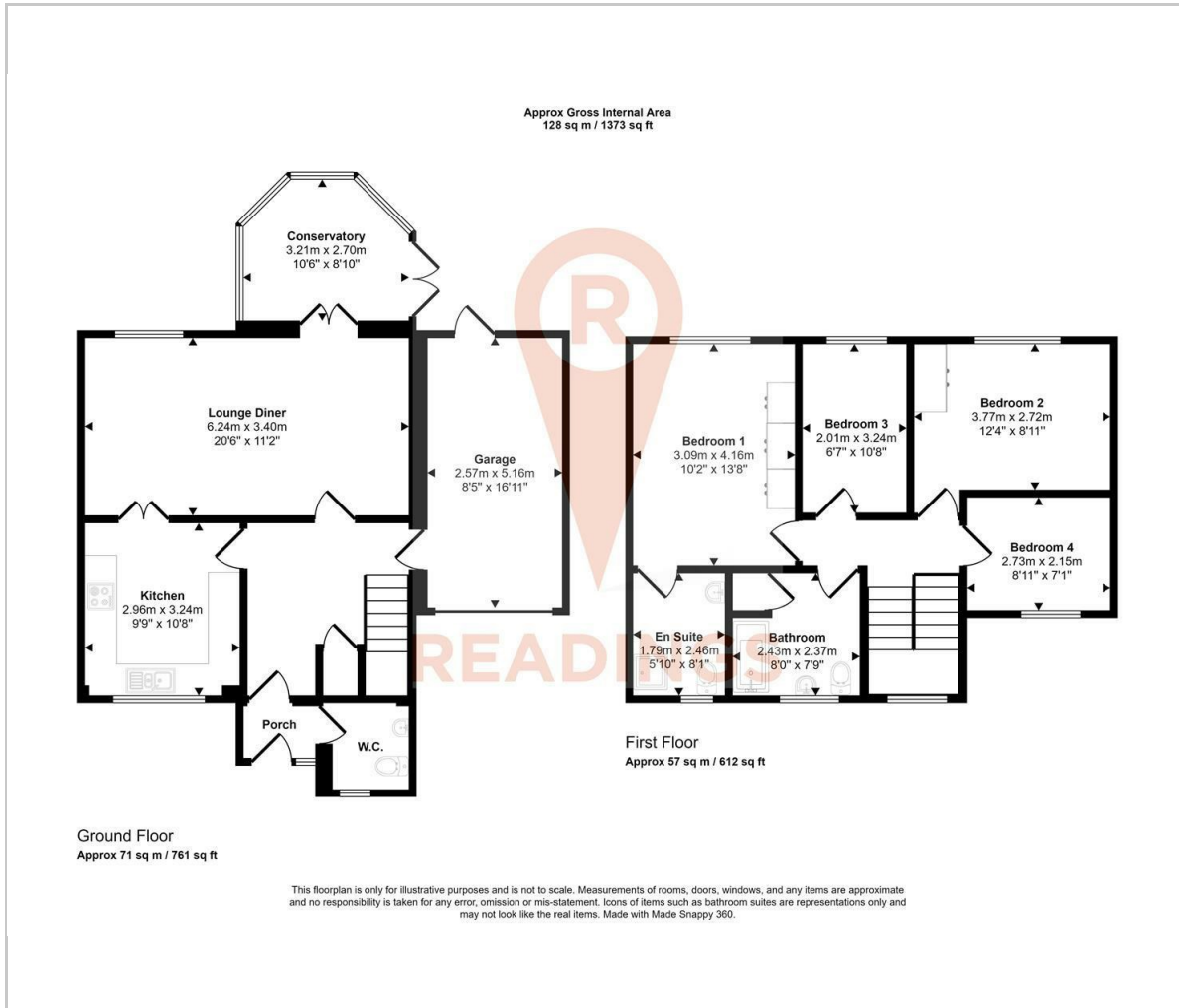
Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002 all prospective purchasers proceeding with a purchase will be asked to provide us with photographic I.D. (e.g. Passport, driving licence etc) and proof of address (e.g. Current utility bill, bank statement, council tax demand). This information will be required before solicitors are instructed on a sale or purchase.

Tenure

The property is being sold freehold 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.



Floor Plan



Viewing

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

Area Map



Energy Efficiency Graph

