



Markfield Road, Ratby, LE6



3



1



2

£335,000



Key Features

- Three Bedrooms
- Extended Semi Detached Home
- Sought After Village Location
- Within Walking Distance to Schooling
- Two Reception Rooms & Conservatory
- Breakfast Kitchen & Utility Room
- EPC rating E
- Freehold





Extended to the rear, fall in love with this much improved three bedroom semi detached family home occupying a set back position in the sought after village of Ratby situated within walking distance to local amenities and schooling, making this a perfect home for growing families. The gas centrally heated and double glazed layout includes an entrance porch, entrance hallway with office area, two reception rooms, conservatory, breakfast kitchen and utility. Upstairs you will find three bedrooms and a contemporary bathroom. Outside there is parking to the front giving access to the garage, with a particularly private garden at the rear. Being just a short walk away from the surrounding countryside but also being conveniently located for access to the motorway, an immediate viewing comes highly recommended.

Accommodation

Front entrance door opens into the:

Entrance Porch

With a useful storage cupboard, stained glass window to the front and a door leading to the:

Entrance Hallway

Offering ample space for a desk creating the perfect study/office area under the stairs, the welcoming entrance hallway is presented with characterful tiled flooring. With a staircase rising to the first floor, radiator with decorative cover and doors to the breakfast kitchen and lounge.

Lounge 4.50m into bay x 3.32m

Positioned around a feature log burner, the primary reception room enjoys ample natural light provided by a walk in bay window to the front elevation. With carpet flooring, central heating radiator and coving. Doors open into the:

Dining Room 3.67m x 3.30m

Perfect for formal dining occasions, the second reception room is presented with oak flooring and offers a central heating radiator and doors to the:

Conservatory 5.70m max x 2.90m max

A fantastic addition to the accommodation providing extra downstairs living space, with dual aspect glazing, tiled flooring and french doors opening out into the rear garden.

Breakfast Kitchen 4.94m x 4.07m

Fitted with a range of wall mounted and base units with complementary Quartz work surfaces over. Features include a Belfast sink with mixer tap, integrated dishwasher and fridge freezer, range cooker (negotiable) with fitted extraction hood above. There is also a breakfast bar, tiled flooring, spotlighting, central heating radiator and a window to the rear elevation. A door leads to the:

Utility Room 2.58m x 2.54m

Providing further storage and space for appliances, with an inset sink and drainer with mixer tap, tiled surfaces over, door to the garage and a door leading to the garden.

Garage 5.18m x 2.70m

With light, power and doors to the front.

First Floor Landing

Giving access to the bedrooms and bathroom, with carpet flooring, window to the side elevation and a hatch to the partly boarded loft space.

Bedroom One 3.95m x 3.33m

A double room enjoying the use of built in wardrobes and drawers, with a window to the front elevation, carpet flooring and a central heating radiator.

Bedroom Two 3.67m x 3.30m

A second double room boasting built in wardrobes and a desk/dressing table, window to the front elevation, carpet flooring and a central heating radiator.

Bedroom Three 2.90m x 2.11m

A practical third bedroom offering a built in storage





cupboard, carpet flooring, window to the front elevation and a central heating radiator.

Family Bathroom 2.65m x 2.12m

Fitted with a modern four piece suite comprising a shower cubicle, bath, pedestal wash hand basin and WC, with complementary tiling, spotlighting and a window to the rear elevation.

Outside

Situated in the popular village of Ratby, a particular selling feature of the accommodation is the larger than normal plot firstly offering a driveway providing off road parking and giving access to the single garage. To the rear is a particularly private garden not overlooked from beyond, with a patio area adjacent to the accommodation ideal for outdoor entertaining. With a lawn area, outside tap, green house, variety of plants and shrubs, log store, apple tree and cherry tree.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Hinckley & Bosworth - 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.

Need Independent Mortgage Advice?

We are pleased to introduce the Mortgage Advice Bureau, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their 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. They 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 as this information will be required before a sale can be agreed.

Agents Note

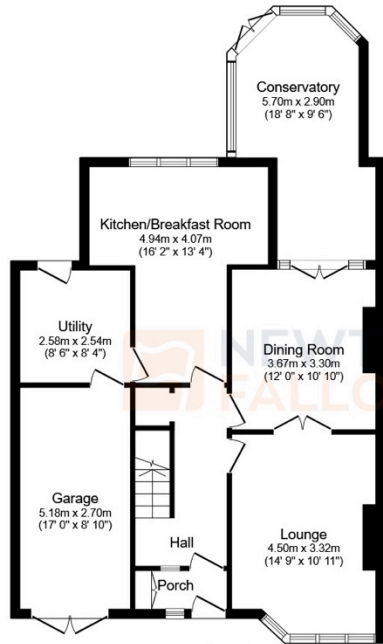
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements (width x length), floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

Referrals

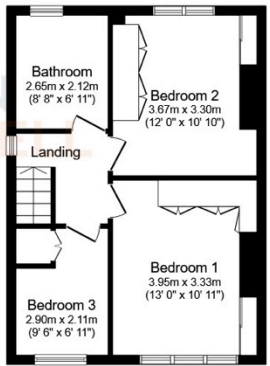
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Benjamin York at Chamelo to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.







Ground Floor
Floor area 88.9 sq.m. (957 sq.ft.)



First Floor
Floor area 42.8 sq.m. (461 sq.ft.)

TOTAL: 131.7 sq.m. (1,418 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io





 **NEWTON FALLOWELL**

0116 366 5666
lfe@newtonfallowell.co.uk