



Danehill, Ratby, LE6



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Guide Price £269,950



Key Features

- One/Two Bedroom Semi Detached Bungalow
- Extended To Rear
- Set Back Position With Driveway & Garage
- Sought After Village Location
- Available With No Upward Chain
- Gas Central Heating & Double Glazing
- EPC rating TBC





EXTENDED BUNGALOW! - Offered to the market with no upward chain, fall in love with this one/two bedroom semi detached bungalow is situated within walking distance to the shops, bus routes and amenities offered by the highly sought after village of Ratby. Boasting gas central heating and double glazing, the layout in brief comprises an entrance porch and hall, lounge, kitchen, larger than normal bedroom with built in wardrobes, dining room/bedroom, snug and shower room. Ideal for a purchaser looking to downsize or growing families, the plot enjoys off road parking leading to a single garage, with front and rear gardens. An early viewing is strongly recommended to avoid disappointment.

Accommodation

A door to the side leads to the:

Entrance Porch

With dual aspect glazing and a door leading through to the:

Entrance Hall

Giving access to the majority of the accommodation, with wood effect flooring, central heating radiator, useful cloaks cupboard and access to the loft space.

Lounge

Positioned around a feature fireplace, the reception room is flooded with an abundance of natural light provided by a bay window to the front elevation. With carpet flooring and central heating radiator.

Dining Room/Bedroom Two

Originally designed as a bedroom but currently being utilised as a formal dining room, there is carpet flooring, central heating radiator and glazed doors leading through to the:

Snug Extension

Created by an extension to the rear and providing

further sitting space, with carpet flooring, central heating radiator and French doors opening out into the rear garden.

Kitchen

Fitted with a range of wall mounted and base units with complementary roll edge work surfaces over, soft closing drawers and tiled splashbacks. Features include an inset sink and drainer, built in 'Bosch' oven and grill, 'Bosch' four ring gas hob with hood above, space for washing machine and built in fridge freezer. With a window to the front elevation.

Extended Bedroom One

Larger than normal in size, bedroom one enjoys the use of built in wardrobes. With carpet flooring, radiator and French doors opening out into the rear garden.

Shower Room

Fitted with a four piece suite comprising a shower enclosure, bidet, wash hand basin with storage beneath and WC, with complementary tiled surrounds, mirror cabinet, spotlighting and window to the side elevation.

Outside

Occupying a set back position and accessed via a shared driveway, the plot offers a private driveway providing off road parking and giving access to the attached garage measuring 5.21m x 2.52m and boasting light, power and an electric door to the front. There is also open access to a useful storage/utility area to the back measuring 1.49m x 2.09m. An enclosed side lobby provides access from the front to the rear where an established rear garden can be found featuring a decking area adjacent to the accommodation perfect for outdoor entertaining and sitting. With an area of lawn, two sheds and planted borders.

Tenure & Council Tax

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