



Stamford Street, Ratby, LE6



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£190,000



Key Features

- Two Double Bedrooms
- Traditional Mid Terrace House
- Kitchen Diner & Utility Room
- Modern Fitted Bathroom
- Sought After Village Location
- Available With No Upward Chain
- EPC rating D
- Freehold





An ideal first time buy, investment or home for a purchaser looking to downsize, this two bedroom victorian mid terrace is located in the sought after village of Ratby and is within walking distance of local amenities. Benefiting from gas central heating and double glazing, the accommodation in more detail comprises a reception room and open plan kitchen diner and utility room, with the first floor offering two double bedrooms and a modern fitted bathroom. There is a low maintenance front garden with a larger than normal garden to the rear. Available with no chain, an internal inspection is essential to fully appreciate the size and condition of the accommodation on offer.

Ground Floor

Upon entry, you step into a welcoming lounge featuring a charming bay window that fills the room with natural light. The space is enhanced by wood flooring, a meter cupboard, and flows seamlessly into the kitchen diner, a standout feature of the home. The kitchen is fitted with a range of wall and base units, complementary work surfaces, a built-in double oven, four-ring hob with extractor hood, sink and drainer, and stylish brick-effect tiling. There is ample space for a dining table and chairs. A door leads to a practical utility room offering additional storage, appliance space, a wall-mounted Worcester boiler, and access to the rear.

First Floor

Moving upstairs, a carpeted landing leads to two double bedrooms, both benefiting from built-in storage. Another highlight of the home is the stylish bathroom, fitted with a modern three-piece suite comprising a bath with shower over and screen, a wash bowl with storage beneath, and a WC. Brick-effect tiling and a traditional-style radiator add a touch of character to this contemporary space.

Outside

Situated on the outskirts of the desirable village of

Ratby, to the front of the home is a small low maintenance forecourt with a pathway to the front door. To the rear is a larger than normal garden comprising a lawned area with shed leading to a barked play area and rear decking BBQ area ideal for outdoor sitting and entertaining. There is also shared gated access along the back of the terraces.

Location

Stamford Street in Ratby is a quiet residential road located within a well-established village setting just west of Leicester. The street features a mix of terraced and semi-detached homes, many with gardens and off-road parking. Ratby offers a strong sense of community, with local shops, pubs, a primary school, and green spaces all within walking distance. Stamford Street benefits from easy access to the M1 and good public transport links, making it ideal for commuters. The surrounding area includes countryside walks, such as nearby Martinshaw Woods, giving the location a semi-rural feel while still being close to city amenities.

Tenure & Council Tax

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

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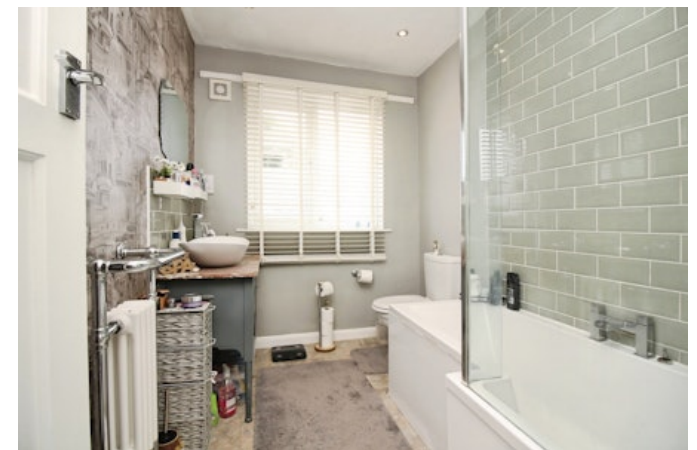
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle 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



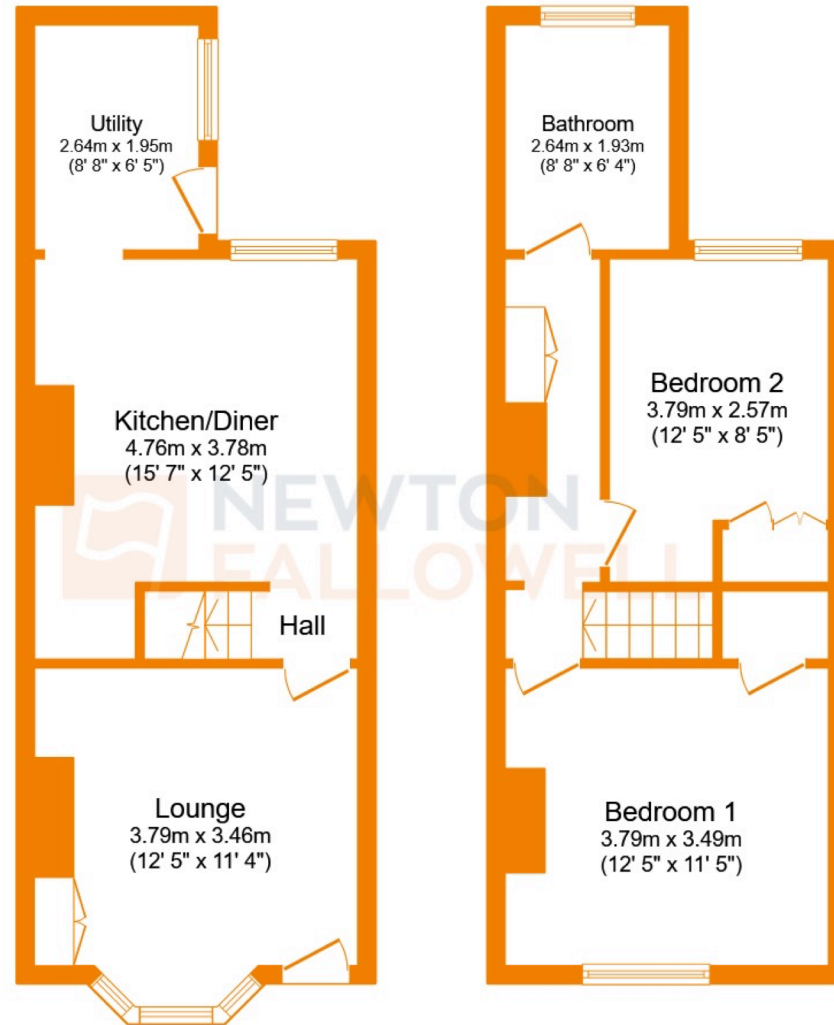
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Ground Floor

First Floor

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