



Station Road, Ratby, LE6

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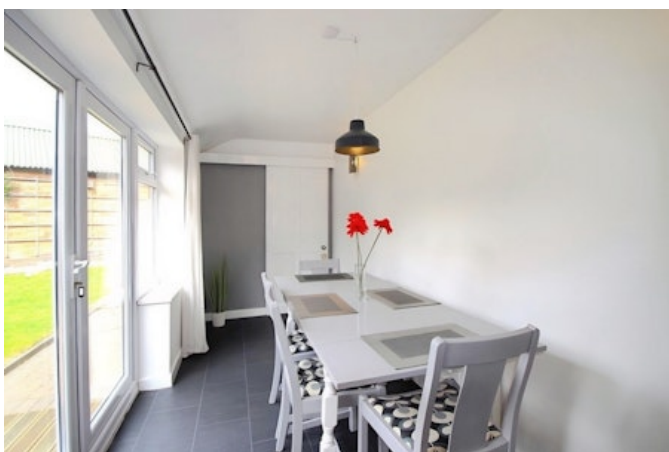
PRICE TBC



Key Features

- Two Bedrooms & Boarded Loft Space
- Traditional End Terrace
- Two Reception Rooms
- Extended Kitchen Diner
- Ground Floor WC/Utility
- Off Road Parking & Garage
- EPC rating E
- Freehold





Boasting an extended kitchen diner to the rear measuring over 30 foot, walk in and be surprised by this much improved and larger than average two bedroom end terrace situated within the sought after village of Ratby and boasting off road parking to the front, lawned rear garden and single garage. The property in our opinion is somewhat larger than the front exterior would suggest with a mix of modern comforts and character features and must be viewed in person to be fully appreciated. Featuring double glazed windows and gas central heating, on the ground floor there are two reception rooms, contemporary fitted kitchen diner and utility/wc. On the upper floors there are two bedrooms and bathroom. The landing also gives access to a useful loft space with boarding and a window. The property is within reach of major road links and local amenities making this residence an all-round fantastic buy.

Accommodation

UPVC main entrance door opens into the:

Lounge

Positioned around a feature fireplace with wood mantel surround with a cast iron decorative inlay and a black quarry tiled hearth, the primary reception room enjoys a window overlooking the front elevation. With a central heating radiator, carpet flooring, built in display cabinet and built in cupboard housing the gas and electric meters and consumer unit. A door leads to the:

Inner Lobby

With staircase rising to the first floor and open access through to the:

Sitting Room

Enjoying light provided by a window to the rear

elevation and side elevation, the second reception room is positioned around a feature a fireplace with wood mantel fireplace surround and cast iron inset fascia with decorative ceramic tiled inlays and ceramic tiled hearth. With a central heating radiator, wood effect flooring, recess to stairwell with fitted shelving and recessed spot down-lighting and door leading to the:

Rear Lobby

Providing the perfect place for coats and shoes, there is a door to the side and door leading to the:

Extended Kitchen Diner

A particular selling feature of the accommodation is the enlarged kitchen diner fitted with a range of shaker style wall mounted and base units with complementary roll edge wood effect work surfaces over and tiled surrounds. Features include built in oven with four ring gas hob over, inset stainless steel sink and drainer unit with mixer tap, integrated freezer, space for fridge freezer and provisions for a dishwasher should an intending purchaser wish to have one fitted. Affording space for a dining table, there are french doors to the garden, central heating radiator, side elevation window and a sliding door leading to the;

Utility Room/WC

With a Belfast sink with mixer tap and wc. Having plumbing for washing machine and rear elevation window.

First Floor Landing

Giving access to two bedrooms and bathroom, with access to the loft space and carpet flooring.

Bedroom One

A double room offering a window to the front elevation, with built in wardrobes, central heating radiator, built in cupboard housing a Worcester Bosch combination boiler, feature wall and carpet flooring.

Bedroom Two

Enjoying views of the garden through a double glazed window, bedroom two is presented with carpet flooring and offers a central heating radiator.





Bathroom

Fitted with a modern three piece suite comprising a bath with shower over and screen, low level wc and pedestal wash hand basin with mixer tap, all complemented with tiled surrounds. Having useful built in storage cupboard, central heating radiator and an obscure side elevation window.

Boarded Loft Space

The loft space is accessed via an open tread staircase leading to a weighted drop-down loft hatch. With a recessed inglenook to chimney breast, lighting, central heating radiator, telephone point and a double glazed window to the side elevation. This space boasts the potential to be converted into a fully functional room subject to consent.

Outside

The plot offers a block paved frontage affording off road parking for upto three cars. A shared driveway extends alongside the home to the rear of the property where a detached brick garage can be found with power, lighting, pitched roof and an up and over door. Double timber gates lead into the rear landscaped garden featuring a lawn area, raised timber decking with concealed lighting, open bar/barbecue hut with roof and lighting and fenced perimeters.

PLEASE NOTE:

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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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