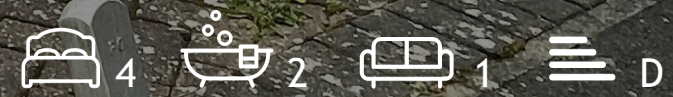




18 Overfield Close  
Ratby, LE6 0JX

£315,000



# 18 Overfield Close

Ratby, Leicester, LE6 0JX

A well presented, extended 4 bedroom, 2 bathroom semi-detached family home situated in popular cul-de-sac location close to excellent village amenities, shops, schools, pubs & major road links. The property benefits from full gas central heating, UPVC double glazing fitted approx 3 years ago. The accommodation briefly comprises on the ground floor, porch, hall, 22' through lounge-diner, 16' extended kitchen-diner (oven/hob), integral garage. Upstairs, landing, 4 bedrooms, en-suite shower room, bathroom. Outside extensive driveway for 4 cars in front of garage, 40' private rear garden. A lovely family home - highly recommended!

## Porch

UPVC double glazed twin opening doors.

## Entrance Hall

Double glazed inner door, stairs to first floor, radiator.

## Lounge-Diner

22'2 x 14'2 max (6.76m x 4.32m max)

UPVC double glazed window to front, fitted carpet, two radiators, gas fire set in modern fireplace, coving to ceiling, UPVC sliding patio doors to rear.

## Kitchen-Diner

16'6 x 10' (5.03m x 3.05m)

UPVC double glazed French doors and UPVC double glazed window to rear. Fitted with a range of base, drawer & eye level units, work surfaces, tiled splash back, stainless steel sink unit with mixer tap. Built-in electric oven, 5 ring gas hob with extractor hood. Provision for washing machine.

## First Floor Landing

Access to loft with retractable ladder. Airing cupboard housing combination boiler.

## Bedroom One

13'2 x 7'2 (4.01m x 2.18m)

UPVC double glazed window to front, fitted carpet, radiator.

## En-suite Shower Room

UPVC double glazed opaque window, chrome heated towel rail, tiled floor, fully tiled walls, extractor fan, fully tiled shower cubicle with mains shower, wash hand basin, wc.

## Bedroom Two

10'10 x 10'6 (3.30m x 3.20m)

UPVC double glazed window to front, fitted carpet, radiator.

## Bedroom Three

11'6 x 10'6 (3.51m x 3.20m)

UPVC double glazed window to rear, fitted carpet, radiator.

## Bedroom Four

6'6 x 6'4 (1.98m x 1.93m)

UPVC double glazed window to front, fitted carpet, radiator.

## Bathroom

6'6 x 5'6 (1.98m x 1.68m)

UPVC double glazed opaque window, radiator, mainly tiled walls, panelled bath with electric shower over, pedestal wash hand basin, wc.

## Outside

The front of the property has border with shrubs, block paved driveway providing parking for 4 cars side by side leading to single garage (16'4 x 7'10) with up & over door, light & power.

The rear garden approx 40' has paved patio to full width of property, lawn, timber shed, fully fenced boundaries.

## Ratby

Ratby is a thriving and popular village with a population of approx 4,500. There is a well regarded primary school, three pubs, St Philip & St James church and a range of shopping facilities including a relatively new Co-op store on the site of the old Geary bakery. There is nearby open countryside including The Burroughs, Martinshaw Woods and a large conservation area. There is easy access to M1, A46 & A50 main routes. Ratby is particularly known for its friendly community and the Ratby Brass Band (founded 1906). At the centre of the village is the Angel of Peace unveiled in 1920. Regular bus services into Leicester serve the village and Leicester train station is approx 7 miles away.

## Local Authority & Council Tax Info (HBBC)

This property falls within Hinckley & Bosworth Borough Council ([www.hinckley-bosworth.gov.uk](http://www.hinckley-bosworth.gov.uk))

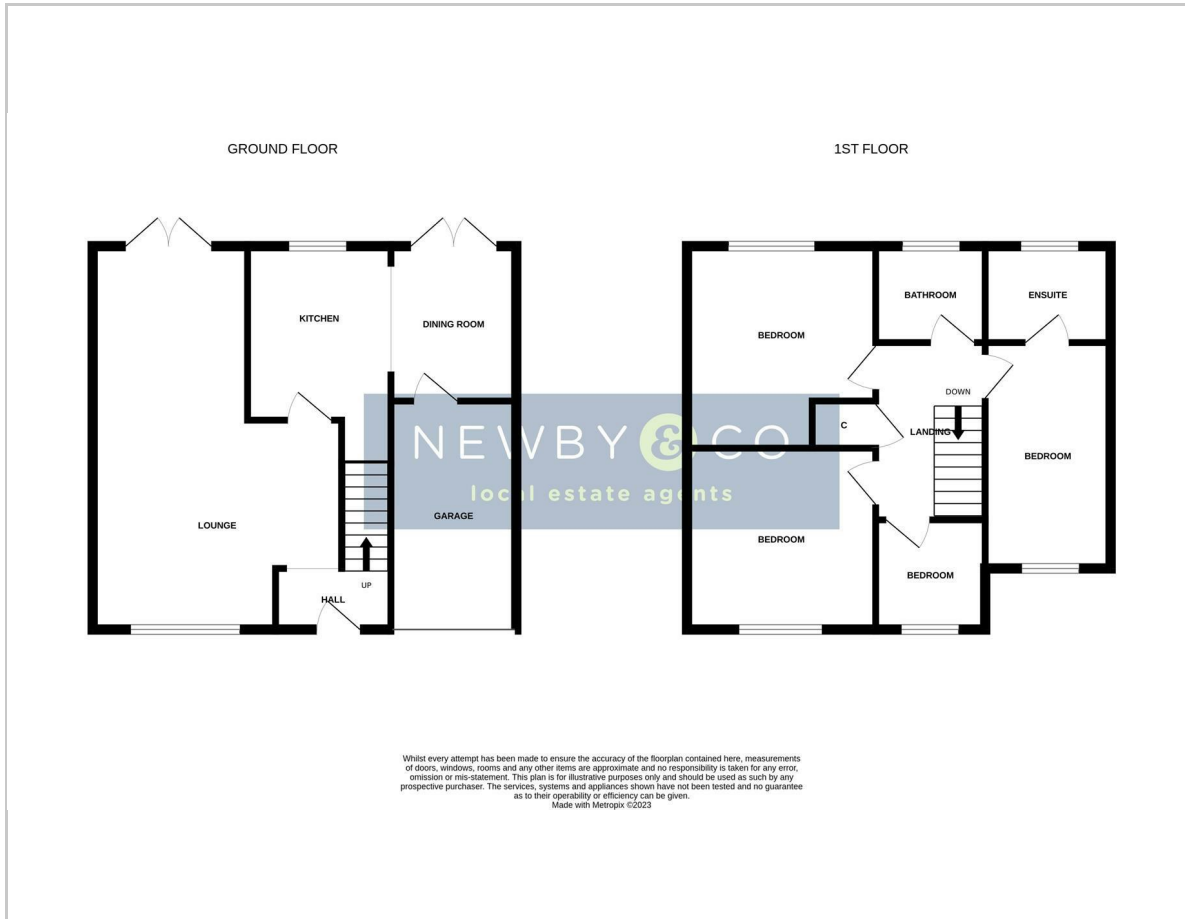
It has a Council Tax Band of C which means a charge of £2002.49 for tax year ending March 2025

Please note: When a property changes ownership local authorities do reserve the right to re-calculate council tax bands.

For more information regarding school catchment areas please go to [www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school](http://www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school)



## Floor Plan



## Viewing

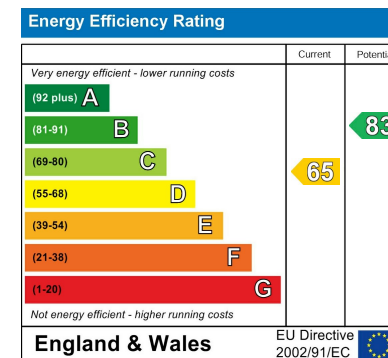
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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