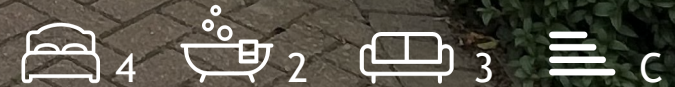




7 Butler Close  
Ratby, LE6 0GD

£475,000





# 7 Butler Close

Ratby, Leicester, LE6 0GD

A delightful 4 bedroom, 2 bathroom family detached house in quiet cul-de-sac location within this popular village with excellent amenities; shops, schools, close to open countryside and major road links. The property benefits from full gas central heating, UPVC double glazing, well appointed and immaculately presented throughout. The accommodation comprises on the ground floor of entrance hall, lounge, superb breakfast kitchen with appliances and granite work tops, extended family room with bi-fold doors to garden, utility room, cloaks/wc, study/playroom. Upstairs, landing, 4 bedrooms all with fitted wardrobes, en-suite shower room, family bathroom. Extensive driveway to front & double garage.

## Entrance Hall

Composite double glazed entrance door, tiled flooring, stairs to first floor, coving to ceiling, radiator.

## Cloaks/wc

UPVC double glazed opaque window to side, tiled flooring, wash hand basin, wc, radiator.

## Lounge

16'1" x 12'0" (4.91 x 3.66)

UPVC double glazed window to front, two radiators, fitted carpet, coving to ceiling.

## Family Room

16'6" x 11'3" (5.04 x 3.45)

UPVC double glazed window to rear, radiator, LVT plank flooring, recessed spotlights, UPVC bi-fold doors, atrium.

## Breakfast Kitchen

17'4" x 11'1" (5.30 x 3.40)

UPVC double glazed single door, UPVC double glazed window, LVT plank flooring, coving to ceiling, radiator. Fitted with a range of base, drawer & eye level units, granite work surfaces, upstands, central island, one and a half bowl stainless steel sink unit with mixer taps. Built-in stainless steel electric double oven, induction hob with extractor hood. Integrated dishwasher, freestanding fridge/freezer.

## Utility Room

UPVC double glazed window to side, radiator, LVT plank flooring, provision for washing machine, wall mounted Worcester CH boiler.

## Office/Study/Playroom

16'6" x 10'9" (5.03 x 3.28)

UPVC double glazed windows to side and rear, fitted carpet, radiator, tall storage unit.

## First Floor Landing

UPVC double glazed window, fitted carpet, access to loft.

## Bedroom One

12'1" x 10'9" (3.7 x 3.30)

UPVC double glazed window to rear, fitted carpet, radiator, two sets of built-in wardrobes, coving to ceiling.

## En-suite Shower Room

UPVC double glazed opaque window, chrome heated towel rail, fully tiled walls, tiled floor, spotlights to ceiling, extractor fan, walk-in shower enclosure with main twin head shower, vanity wash hand basin, wc.

## Bedroom Two

11'7" x 10'10" (3.54 x 3.32)

UPVC double glazed window to rear, fitted carpet, radiator, coving to ceiling, built-in wardrobes.

## Bedroom Three

11'5" x 11'3" (3.50 x 3.43)

UPVC double glazed window to front, fitted carpet, radiator, coving to ceiling, two sets of built-in wardrobes.

## Bedroom Four

11'3" x 8'10" (3.45 x 2.7)

UPVC double glazed window to front, fitted carpet, radiator, coving to ceiling, built-in wardrobes.

## Bathroom

8'0" x 6'7" (2.45 x 2.03)

UPVC double glazed opaque window, chrome heated towel rail, tiled floor, fully tiled walls, spotlights to ceiling, extractor fan. Double ended bath tub, separate shower enclosure with mains shower, vanity wash hand basin, wc.

## Outside

The front of the property has shrubs, trees, block paved driveway providing parking for 3-4 cars side by side leading to double garage (18'6 x 17'11) with up & over door, light & power, UPVC door to rear.

The private rear garden has patio, lawn, fully fenced boundaries and gated side access

## 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 E which means a charge of £2570.45 for tax year ending March 2024

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

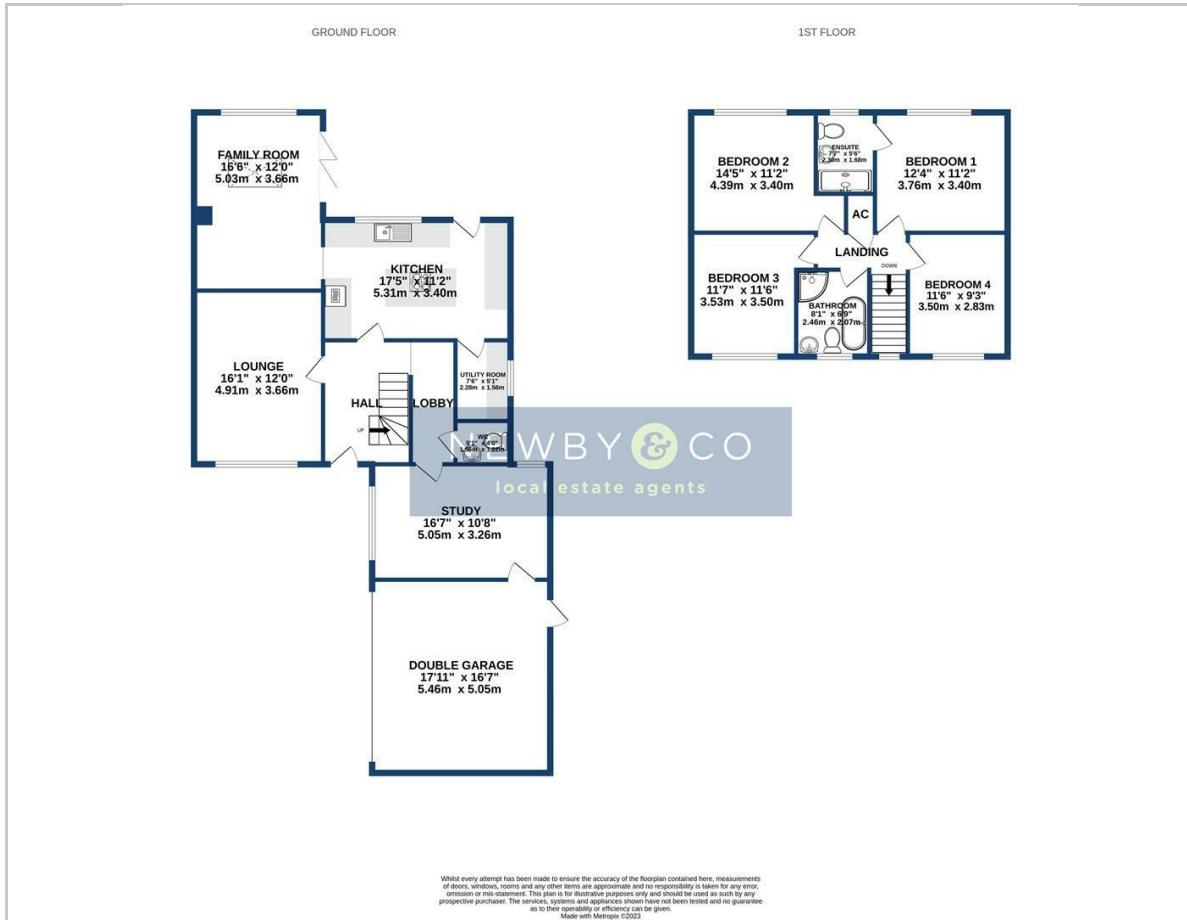
For more information regarding school catchment areas please go to [www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school](http://www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school)







## Floor Plan

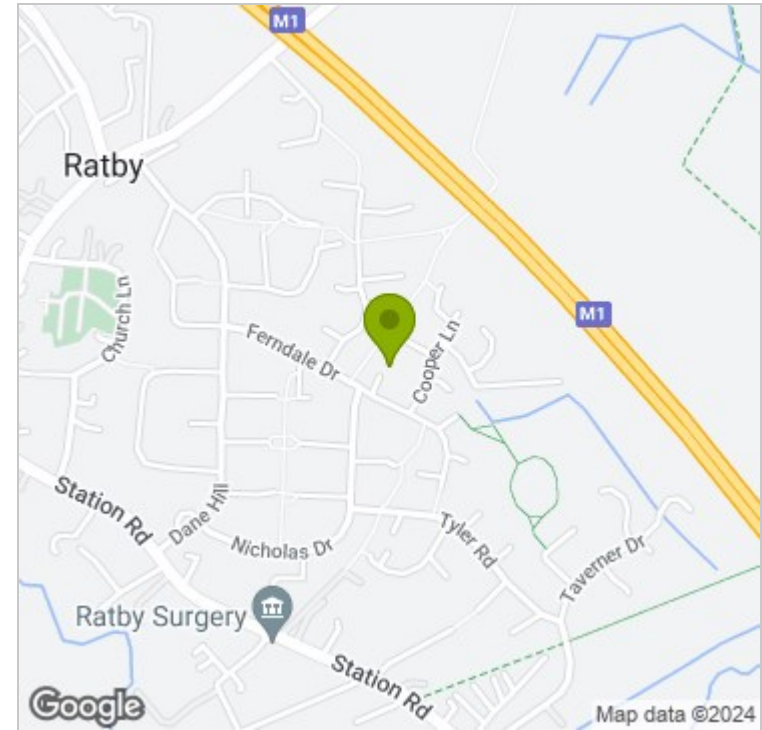


## Viewing

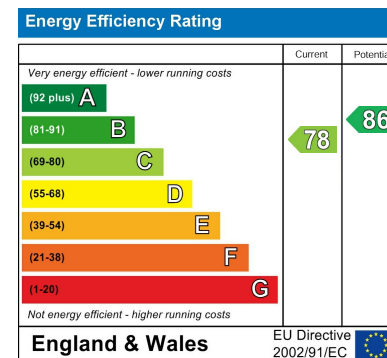
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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