



28 Overfield Close
Ratby, LE6 0JX

£280,000



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Ratby, Leicester, LE6 0JX

Welcome to Overfield Close, Ratby, Leics - a charming detached bungalow nestled in a peaceful neighbourhood. This lovely property boasts a spacious lounge-diner spanning 21', perfect for entertaining guests or relaxing after a long day. With two cosy bedrooms, this home offers a comfortable living space for a small family or those looking to downsize.

One of the highlights of this property is the newly fitted wet room, adding a touch of modern luxury to the home. Say goodbye to chilly mornings with full gas central heating keeping you warm and cosy throughout the year.

Parking will never be an issue with space for up to 4 vehicles, making hosting gatherings or having visitors a breeze. The added convenience of a garage provides extra storage space or a secure spot for your vehicle.

Built in the 1970s, this bungalow exudes character and charm while offering the convenience of modern amenities. Whether you're looking for a peaceful retreat or a cosy home to start a new chapter, this property has it all. Don't miss the opportunity to make this delightful bungalow your own slice of paradise in the heart of Ratby.

Entrance Hall

An L-shaped entrance hall. UPVC double glazed entrance door, fitted carpet, access to loft with ladder, airing cupboard housing Worcester combi boiler approx 6 years old, radiator.

Lounge Diner

18'11" x 10'8" (5.78 x 3.27)

Two UPVC double glazed windows to front one of which is a bow window, two radiators, fitted carpet and a pebble effect gas fire.

Kitchen

9'7" x 7'6" (2.93 x 2.31)

UPVC double glazed window & door to side fitted with a range of base, drawer and eye level units, stainless steel sink unit with mixer taps. Built-in stainless steel electric fan assisted over with gas hob and extractor hood over, provision and space for washing machine and tall fridge freezer, both of which could be included in the sale. Radiator.

Bedroom One

12'7" x 9'7" (3.84 x 2.93)

UPVC double glazed windows, fitted carpet, radiator and built in wardrobes

Bedroom Two

9'3" x 8'9" (2.83 x 2.72)

UPVC double glazed door and windows to rear, vinyl flooring, radiator.

Wet Room

7'0" x 5'5" (2.15 x 1.67)

Contemporary white suite comprising of UPVC double glazed opaque windows, chrome heated towel rail, shower mains, pedestal wash hand basin, wc.

Front Garden

Open plan lawn.

Driveway

Suitable for 3 average sized cars.

Garage

Single attached brick built garage with up-and-over door, light and power.

Rear Garden

Patio, bordered lawn and fully fenced boundaries.

Local Authority & Council Tax Info (HBBC)

This property falls within Hinckley & Bosworth Borough Council (www.hinckley-bosworth.gov.uk)

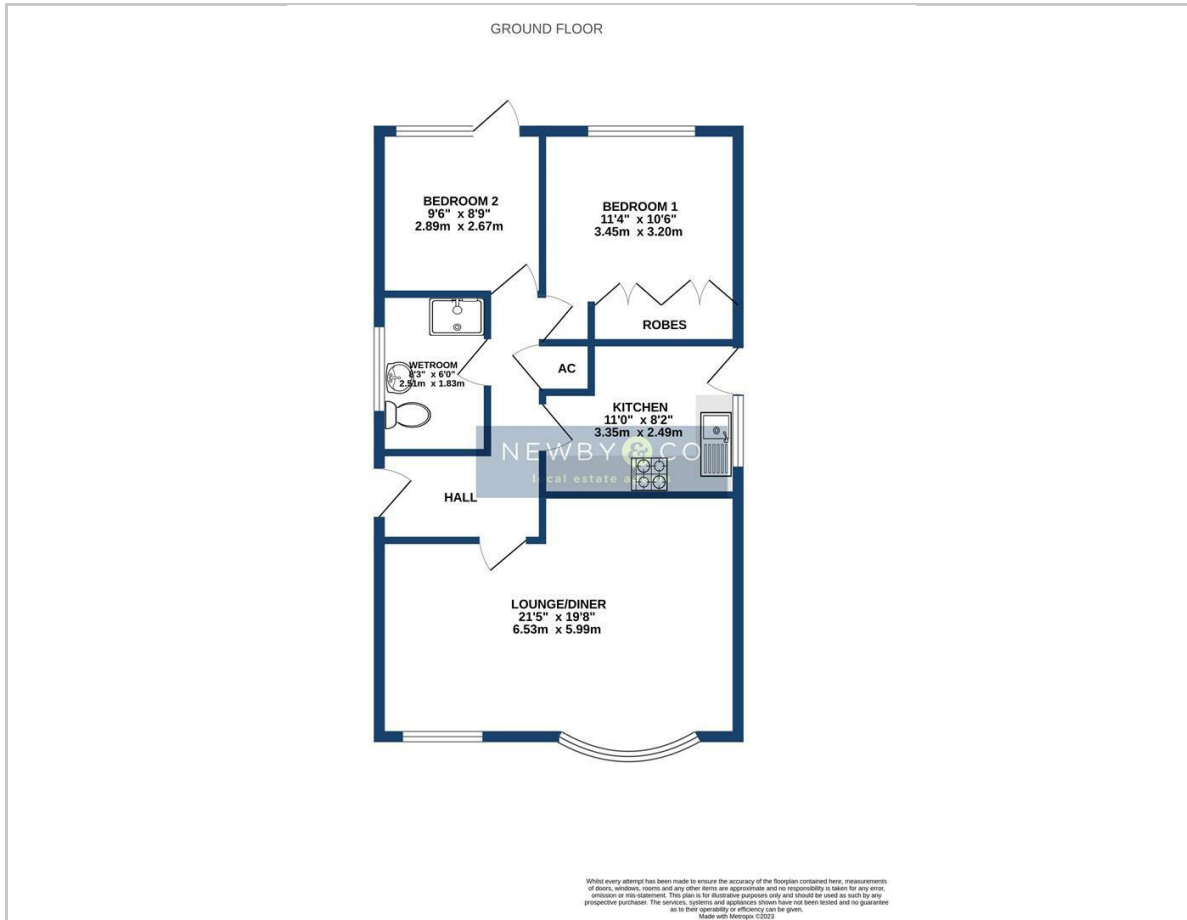
It has a Council Tax Band of C which means a charge of £2002.49 for tax year ending March 2025

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



Floor Plan

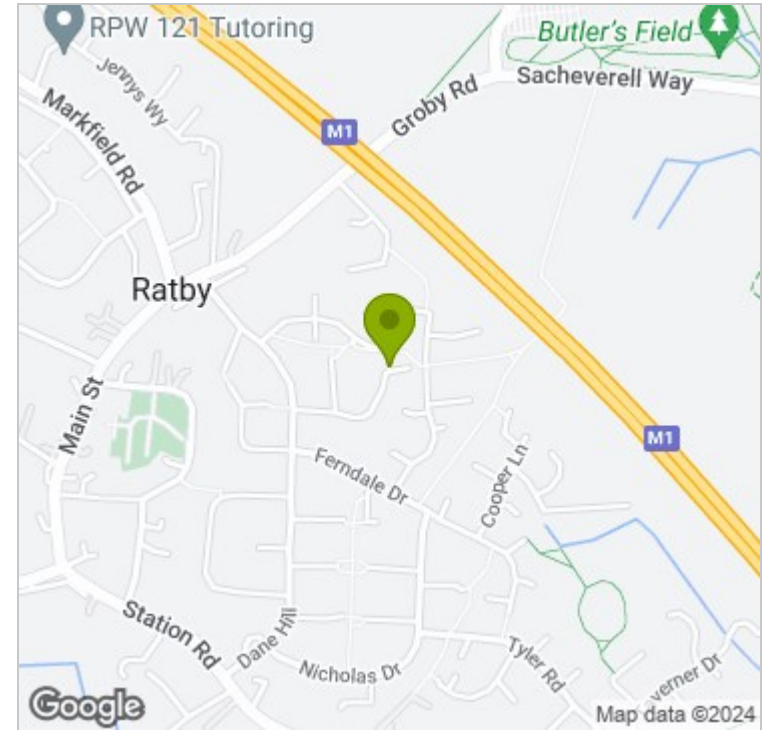


Viewing

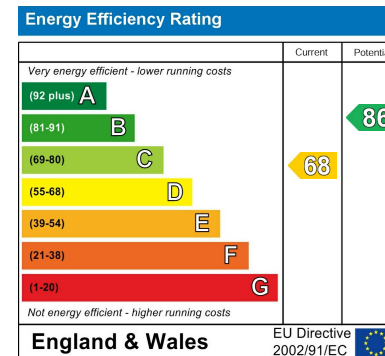
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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