



28 Overfield Close  
Ratby, LE6 0JX

£270,000



## 28 Overfield Close

Ratby, Leicester, LE6 0JX

A well presented detached bungalow in quiet residential cul-de-sac location in this popular village with good amenities, offered to the market with no upward chain! The property is in extremely good decorative order with full gas central heating, UPVC double glazing, PVC fascias, seamless gutters and is well kept inside and out. The accommodation comprises, porch, hall, 19' lounge-diner, fully fitted kitchen with oven/hob, 2 bedrooms, brand new modern wetroom. Delightful gardens to front and rear, driveway to brick garage. Early viewing advised. Freehold. Council Tax band C

### 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](http://www.hinckley-bosworth.gov.uk))

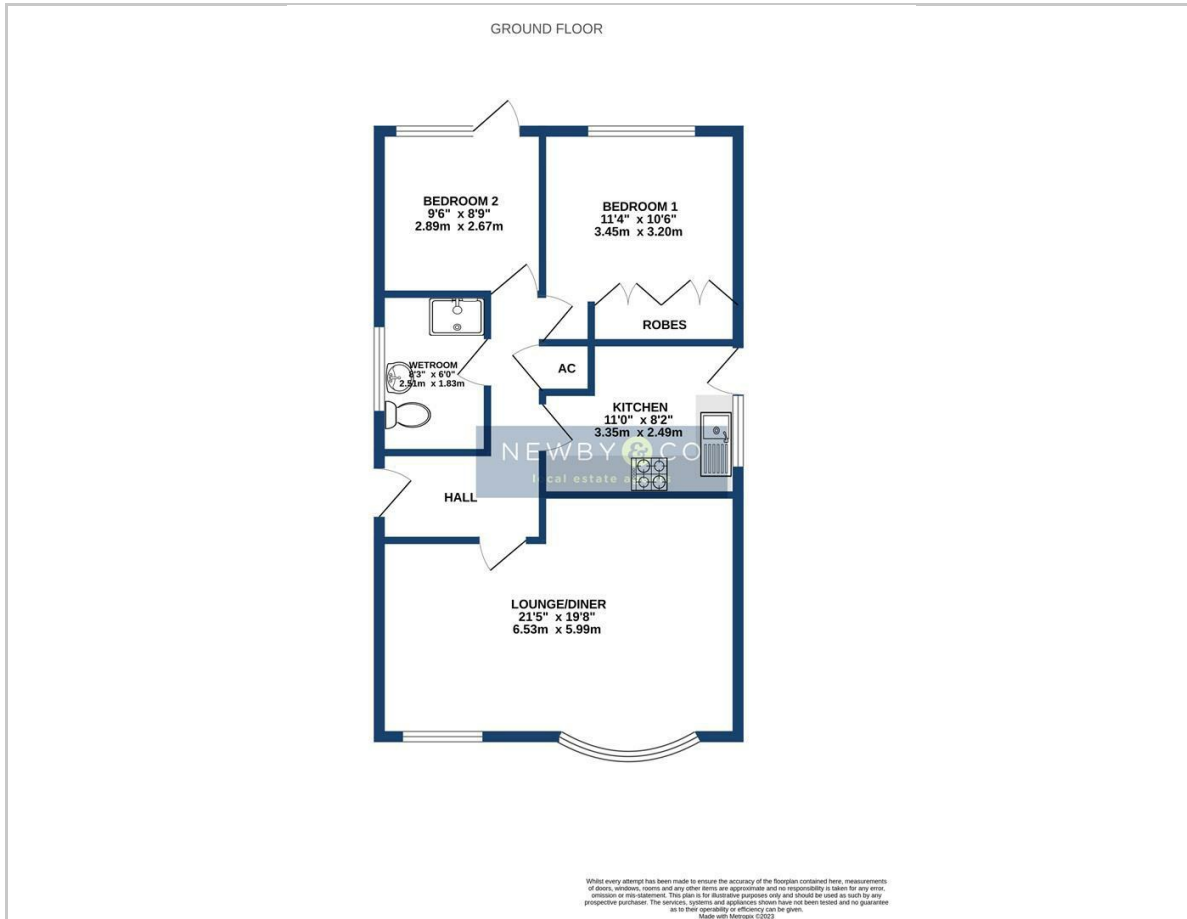
It has a Council Tax Band of C which means a charge of £2002.49 for tax year ending March 2025

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

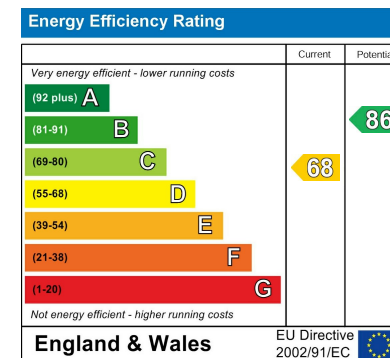
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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