

9 Ash Close  
Ratby, LE6 0LY  
£225,000



3



1



1



3



## 9 Ash Close

Ratby, Leicester, LE6 0LY

A good sized 3 bedroom traditional end town house in popular village location and offered for sale with no chain. The property benefits from gas central heating, UPVC double glazed windows, pvc fascia & gutters. The well proportioned accommodation comprises on the ground floor, entrance hall, cloaks/wc, lounge, modern fitted kitchen-diner with appliances. Upstairs, landing, 3 bedrooms, shower room. Gardens to front & rear. A generously sized family home close to good schools, local amenities, open countryside and easy access to major road links. Freehold. NO UPWARD CHAIN. Council Tax Band B

### Entrance Hall

A welcoming entrance hall with modern double glazed composite entrance door, radiator, fitted carpet. Door to enclosed stairs to first floor, useful understairs storage cupboard & separate cloaks cupboard.

### Cloak/wc

A useful downstairs toilet. UPVC double glazed window, radiator, wash hand basin, wc.

### Lounge

15'3 x 11'2 (4.65m x 3.40m)

A cosy living room facing the front aspect of the property. UPVC double glazed bay window to front, radiator, neutral fitted carpet, gas fire set in attractive fireplace.

### Kitchen-Diner

14'6 x 12'6 (4.42m x 3.81m)

A recently refitted modern kitchen facing the rear aspect of the property. UPVC double glazed door and window to rear, laminate flooring, radiator, ample space for a table and chairs. The kitchen is well appointed with a range of modern base, drawer and eye-level units, work surfaces with under unit lighting, composite sink unit with mixer taps. There is provision for all usual appliances and the cooker and washing machine could be included in the sale if required. There is a pantry store and a wall mounted Ideal combi boiler serves the central heating and hot water.

### 1st Floor: Landing

Fitted carpet, storage cupboard, access to loft.

### Bedroom One

12'6 x 10' (3.81m x 3.05m)

UPVC double glazed window to front, laminate floor, radiator, built-in wardrobes provide a wealth of storage.

### Bedroom Two

10'10 x 10'3 (3.30m x 3.12m)

UPVC double glazed window to rear, laminate floor, radiator, built-in wardrobes.

### Bedroom Three

8'2 x 7'2 (2.49m x 2.18m)

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

### Shower Room

Fitted with a contemporary white suite. UPVC double glazed window to rear, vinyl flooring, half-tiled walls, radiator. The walk-in shower enclosure has a mains shower and waterproof wallboarding, vanity wash hand basin, wc

### Outside

The property is well set back from the road with a green area to both front and side.

There is ample parking nearby in the street to the front and a tarmac hard standing parking area to the side.

The front gardens are laid mostly to lawn with a picket fence.

The rear gardens are easy maintained, mainly gravelled with borders, timber shed and 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 B which means a charge of £1,635.74 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.

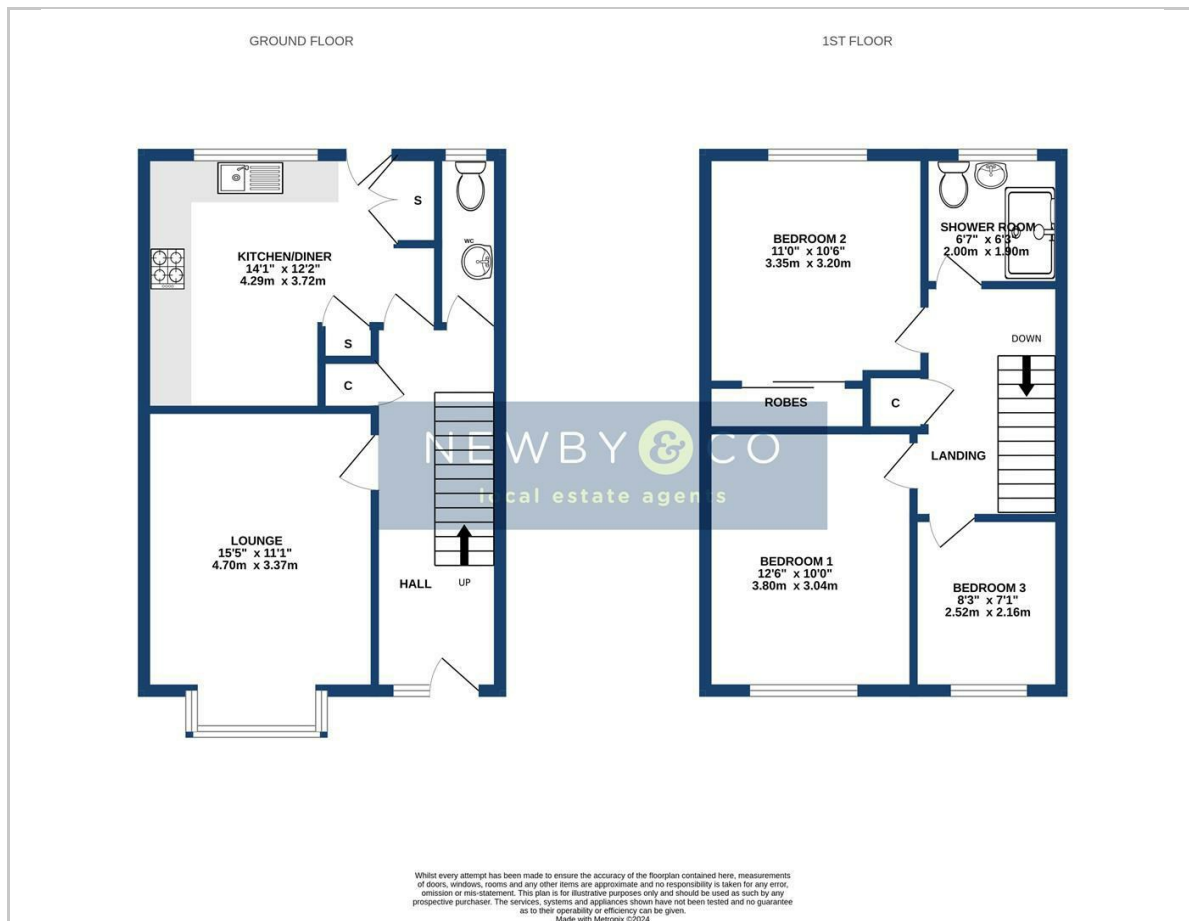
For more information regarding school catchment areas please go to [www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school](http://www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school)







## Floor Plan

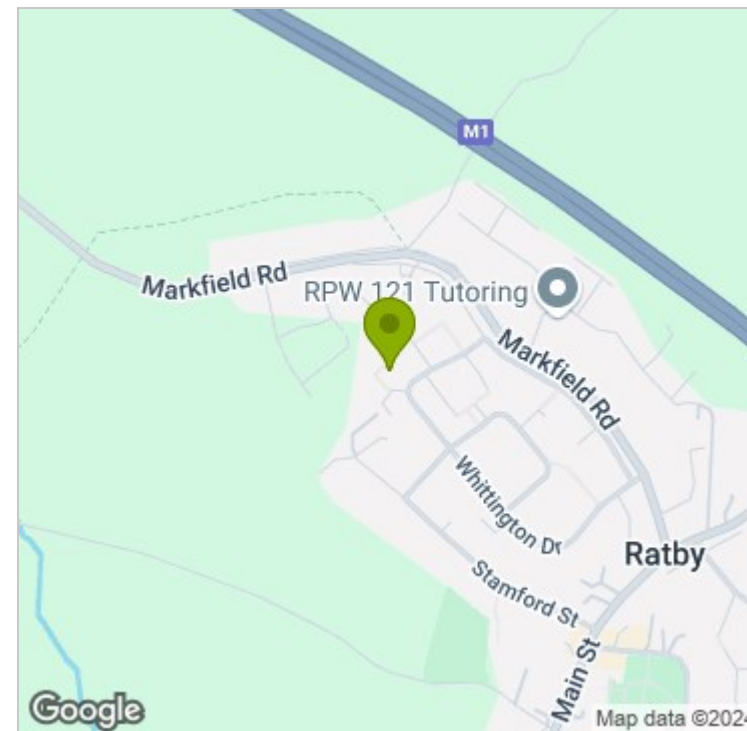


## Viewing

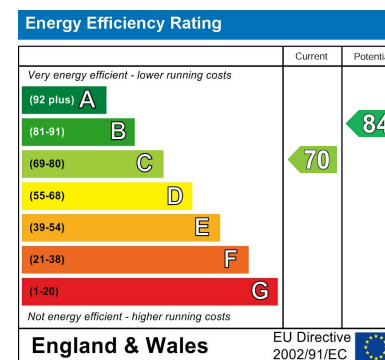
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph



88 Faire Road, Glenfield,  
Leics, LE3 8ED  
Tel: 0116 2990 990  
Email: sales@newbyandco.co.uk  
newbyandco.co.uk



**NEWBY & CO**  
local estate agents