



2 Cooper Lane  
Ratby, LE6 0QG

£460,000





## 2 Cooper Lane

Ratby, Leicester, LE6 0QG

THIS HOUSE MUST BE VIEWED! A superb detached family home in popular residential location, near to well regarded schools, recreation ground, open countryside, major road links. Immaculately presented and much improved by the current owner, gas central heating, UPVC double glazed windows with quality bespoke internal shutters, fully refitted kitchen, tastefully decorated throughout. Porch, entrance hall, cloaks/wc, 19' lounge with three windows and attractive fireplace, fabulous 21' family kitchen with appliances including matching Rangemaster range cooker, large glazed roof UPVC conservatory. Landing, 4 good sized bedrooms, en-suite shower room to master and family bathroom. Corner plot gardens, driveway for three cars, integral garage. Freehold. Council Tax Band E

### Porch

A good sized porch with solid composite entrance door with leaded glazed panels.

### Entrance Hall

A welcoming entrance hall providing access to all ground floor rooms. Entrance door with leaded glazed panel, hardwood effect LVT flooring, carpeted stairs to first floor, under-stairs cupboard.

### Cloaks/Wc

Always useful to have a downstairs wc. UPVC double glazed opaque window, tiled flooring, wash hand basin, wc, radiator, extractor fan.

### Lounge

19'10 x 13'9 (6.05m x 4.19m)

A bright and airy triple aspect living room providing ample entertaining space. Three UPVC double glazed windows to front and side, one being a deep bay window, all with wooden shutters, two radiators, fireplace with gas fire, coving to ceiling.

### Kitchen-Diner

21'8 x 11' (6.60m x 3.35m)

A terrific spacious kitchen-diner being open plan into the conservatory providing flexible living and dining space. UPVC double glazed window to rear and a double glazed skylight bringing an abundance of light into the kitchen area. Tiled floor, fitted with a range of modern bespoke base, drawer & eye level units including glazed display cabinets, granite work surfaces with matching tiled surrounds, one-and-a-half bowl stainless steel sink unit with mixer taps, Rangemaster range cooker with twin ovens, grill, 6 burner hob, radiator, coving to ceiling, provision for dishwasher, recess for American fridge.

### Conservatory

13'3 x 13'3 (4.04m x 4.04m)

A tremendous UPVC double glazed conservatory with brick base and French doors to garden, two radiators, engineered wooden flooring, glazed roof with fitted blinds, multiple opening windows and air conditioning unit.

### First Floor Landing

A galleried landing with distinct tall UPVC double glazed window at stair turn, Fitted carpet, access to boarded loft with retractable ladder & lighting, airing cupboard housing cylinder.

### Bedroom One

16'4 x 13'3 (4.98m x 4.04m)

A really generous master bedroom. UPVC double glazed windows to front & rear, fitted carpet, two radiators, coving to ceiling.

### En-suite Shower Room

UPVC double glazed opaque window to rear, radiator, extractor fan, fully tiled shower cubicle with mains shower, pedestal wash hand basin, wc.

### Bedroom Two

12'8 x 10'6 (3.86m x 3.20m)

Another pleasant double bedroom with dual aspect. Two UPVC double glazed windows to front and side, radiator, fitted carpet.

### Bedroom Three

12'8 x 9'2 (3.86m x 2.79m)

Another pleasant double bedroom with dual aspect. UPVC double glazed windows to front & side, fitted carpet, radiator.

### Bedroom Four

10'4 x 6'10 (3.15m x 2.08m)

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

### Bathroom

7' x 6'5 (2.13m x 1.96m)

UPVC double glazed opaque window, chrome heated towel rail, tiled floor, panelled bath with electric shower over, vanity wash hand basin, wc.

### Outside

The front of the garden has a lawned area with laurel hedged boundary, block paved driveway providing off road parking for 3 cars side-by-side leading to single integral garage (18'9 x 8') with up & over door, new central heating boiler November 2023, provision for washing machine and additional appliances, radiator.

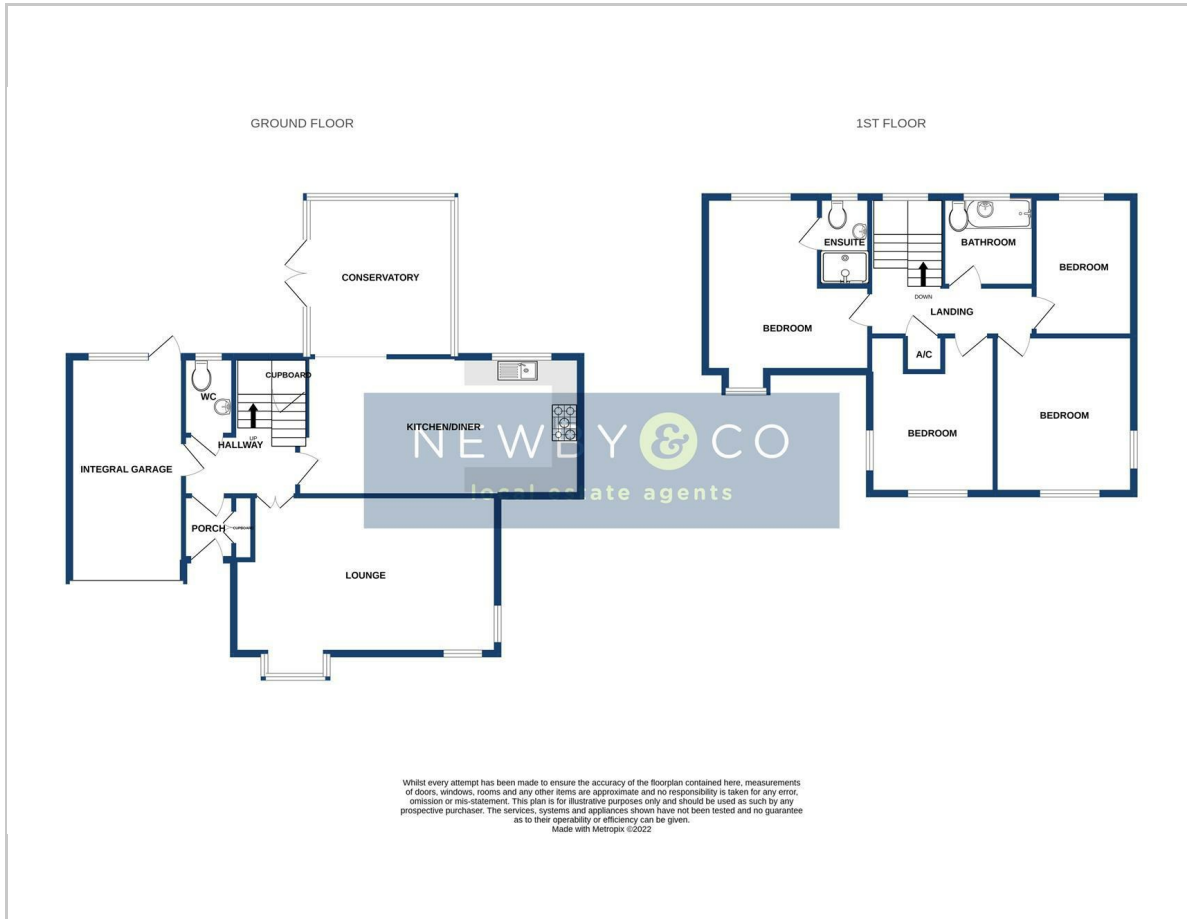
The East facing rear garden has patio, lawn, external water tap, gated side access, fully fenced and walled boundaries.







## Floor Plan

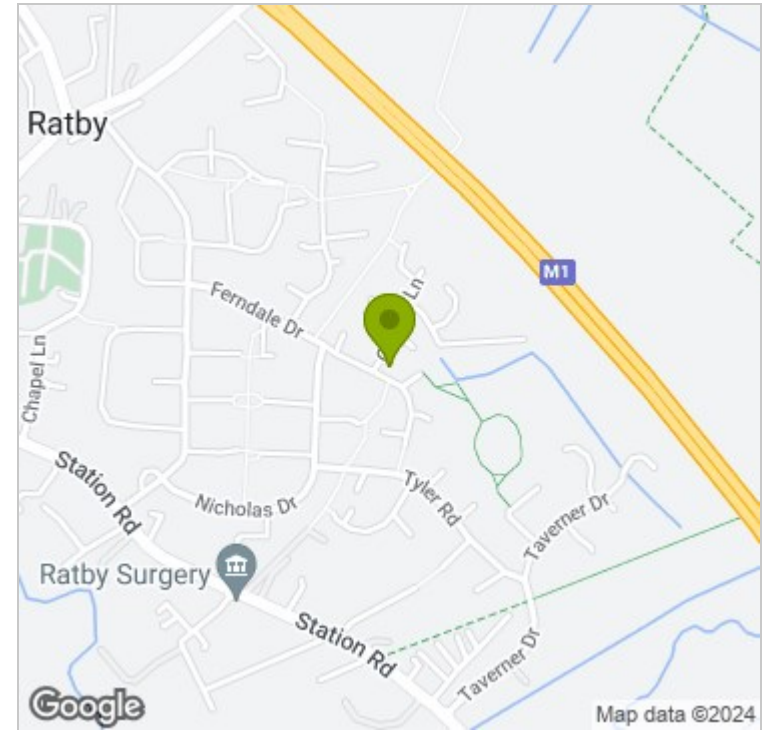


## Viewing

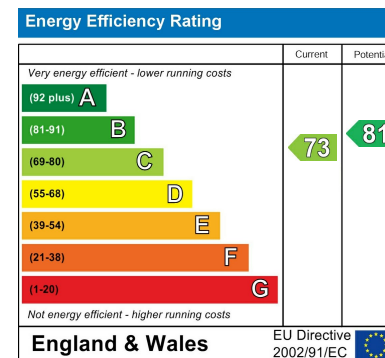
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## Area Map



## Energy Efficiency Graph



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