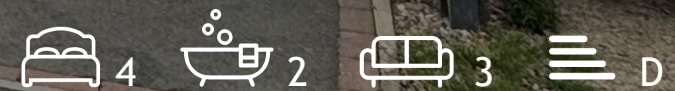




124 Markfield Road
Ratby, LE6 0LQ

£335,000



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Ratby, Leicester, LE6 0LQ

A traditional bay fronted extended 4 bedroom semi-detached end town house offering tremendously flexible accommodation with a potential annex or work from home area to the side. Situated in popular non-estate location, this property benefits from full gas central heating (new combi boiler 2020), is fully UPVC double glazed and is well presented throughout. On the ground floor there is an entrance hall, lounge, kitchen-diner with integrated appliances, UPVC conservatory, utility room, office/bedroom & wet room. Upstairs, landing, 4 bedrooms, bathroom and a ladder to loft room. Driveway for 3 cars side-by-side to front, 60' rear garden. Close to excellent schools for all ages, open countryside, major road links including A50, A46 and M1/M69 motorways. Early viewing highly recommended! Freehold - no upward chain. Council Tax Band B

Entrance Hall

Multi-glazed timber entrance door, fitted carpet, radiator, stairs to first floor.

Lounge

14'7" x 14'0" (4.46m x 4.27m)

A delightful spacious lounge with a deep bay window. UPVC double glazed bay window to front, radiator, neutral fitted carpet, open fire grate with attractive fireplace surround and hearth.

Kitchen-Diner

17'2" x 8'7" (5.25m x 2.62m)

A spacious well equipped kitchen which extends the full width of the original house. UPVC double glazed window to rear and French doors leading into the conservatory. The kitchen is fitted with a range of base, drawer and eye level units, a wealth of butcher block style worktops with upstands and a breakfast bar, one-and-a-half bowl enamel sink unit with mixer taps. Appliances include stainless steel electric oven, gas hob, integrated dishwasher. There is a wall mounted combi boiler which we understand was fitted in March 2020. Wood effect laminate flooring.

Conservatory

12'5" x 12'3" (3.81m x 3.74m)

A bright and airy UPVC double glazed conservatory off the kitchen with a polycarbonate roof, double radiator, doors leading out to rear gardens. Wood effect laminate flooring.

Office/Playroom

11'3" x 9'10" (3.44m x 3.00m)

A really useful flexible space which could be used as a work from home office, downstairs bedroom with en-suite or playroom. It would be particularly suitable for physiotherapists, hairdressers, dog groomers etc as it has an independant access from the front and is adjacent to water in the wet room.

UPVC double glazed door and window to front, radiator.

Wet Room

7'5" x 6'0" (2.28m x 1.85m)

A fully tiled wetroom with shower, wash hand basin & wc. Radiator.

Jack & Jill doors to the office & utility room.

Utility Room

9'8" x 5'0" (2.97m x 1.54m)

UPVC double glazed window and door to rear, tiled floor, radiator, provision for all usual appliances.

1st Floor: Landing

Fitted carpet & a ladder up to loft which is carpeted & has a V-lux skylight.

Bedroom One

10'7" x 9'9" (3.24m x 2.99m)

UPVC double glazed window to front, brand new fitted carpet, radiator, picture rails, walk-in recessed wardrobe area with window.

Bedroom Two

11'6" x 9'8" (3.51m x 2.97m)

UPVC double glazed window to rear, brand new fitted carpet, radiator.

Bedroom Three

11'3" x 8'7" (3.45m x 2.64m)

UPVC double glazed window to rear, brand new fitted carpet, radiator, picture rails.

Bedroom Four

12'9" x 9'8" (3.91m x 2.95m)

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

Bathroom

8'5" x 8'1" (2.58m x 2.47m)

UPVC double glazed opaque window, radiator, vinyl floor, fitted with white suite comprising of panelled bath, wash hand basin, wc.

Outside

To the front of the property is a property-width tarmac driveway providing hard standing for three cars side-by-side.

The rear gardens are approx 60' long with a large paved patio, gravelled areas, lawns, fully fenced boundaries. Timber shed & summerhouse.

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.

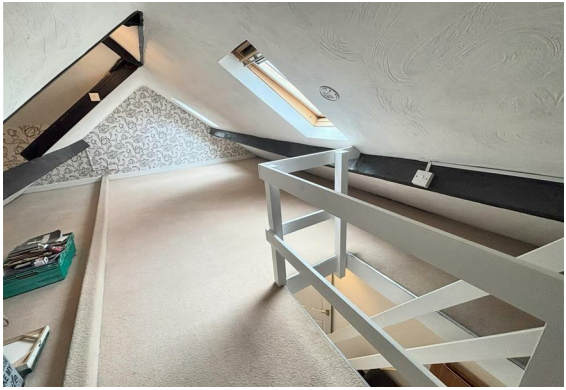
Local Authority & Council Tax Info (HBBC)

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

It has a Council Tax Band of B which means a charge of £1,836.12 for tax year ending March 2026

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



Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

