

8 Cardinal Close  
Ratby, LE6 0NS

£226,000





## 8 Cardinal Close

Ratby, Leicester, LE6 0NS

A well presented 2 bedroom modern end town house in popular residential cul-de-sac location close to good amenities including shops, schools, open countryside and especially easy access to major roads such as A46, M1/69 & A50. The property benefits from full gas central heating (boiler just over 1 year old), UPVC double glazing to all doors & windows and is tastefully decorated and well maintained throughout. The ground floor accommodation comprises hall, lounge and kitchen-diner with oven/hob & fridge/freezer. Upstairs, landing, 2 bedrooms, bathroom with white suite. Gardens to front and rear. Garage in a block to the rear. Freehold. Council Tax band B

### Entrance Hall

UPVC double glazed entrance door, radiator, carpet.

### Lounge

13'1" x 11'6" (4.00m x 3.51m)

UPVC double glazed large picture window to front, two radiators, neutral fitted carpet, stairs to first floor, useful understairs storage cupboard.

### Kitchen-Diner

14'9" x 8'8" (4.50m x 2.65m)

A well equipped modern fitted kitchen with built-in oven and ample space for a table and chairs. Two UPVC double glazed windows and a UPVC double glazed door to the rear. Fitted with a range of base, drawer and eye level units, work surfaces, stainless steel sink unit with mixer taps, built-in electric oven with gas hob and extractor hood, integrated fridge/freezer, provision and space for other appliances. Wall mounted central heating boiler which we believe is just over a year old, radiator.

### First Floor: Landing

Fitted carpet, airing cupboard housing hot water cylinder, access to loft with retractable ladder.

### Bedroom One

12'11" x 11'1" (3.96m x 3.38m)

A generous double bedroom with a wealth of fitted storage. UPVC double glazed large picture window to front, fitted carpet, radiator, a range of fitted wardrobes including deep recessed wardrobes and overhead storage.

### Bedroom Two

9'1" x 8'1" (2.77m x 2.48m)

UPVC double glazed window to rear, radiator, fitted carpet, built-in wardrobes.

### Bathroom

6'3" x 5'5" (1.92m x 1.66m)

UPVC double glazed opaque window to rear, radiator, fully tiled walls, vinyl flooring. The bathroom is fitted with a white suite comprising of panelled bath with electric shower over, pedestal wash hand basin, wc.

### Outside

To the front of the property is a neat pebbled garden area with a block paved path leading to the front door.

To the rear there is an easy maintenance, mainly paved, small rear garden, fully enclosed by fenced boundaries with a gate leading to the block of garages to the rear.

The property is sold with the far left garage in the second block (grey garage door and a number 8 displayed)

### 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 £1,836.12 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.

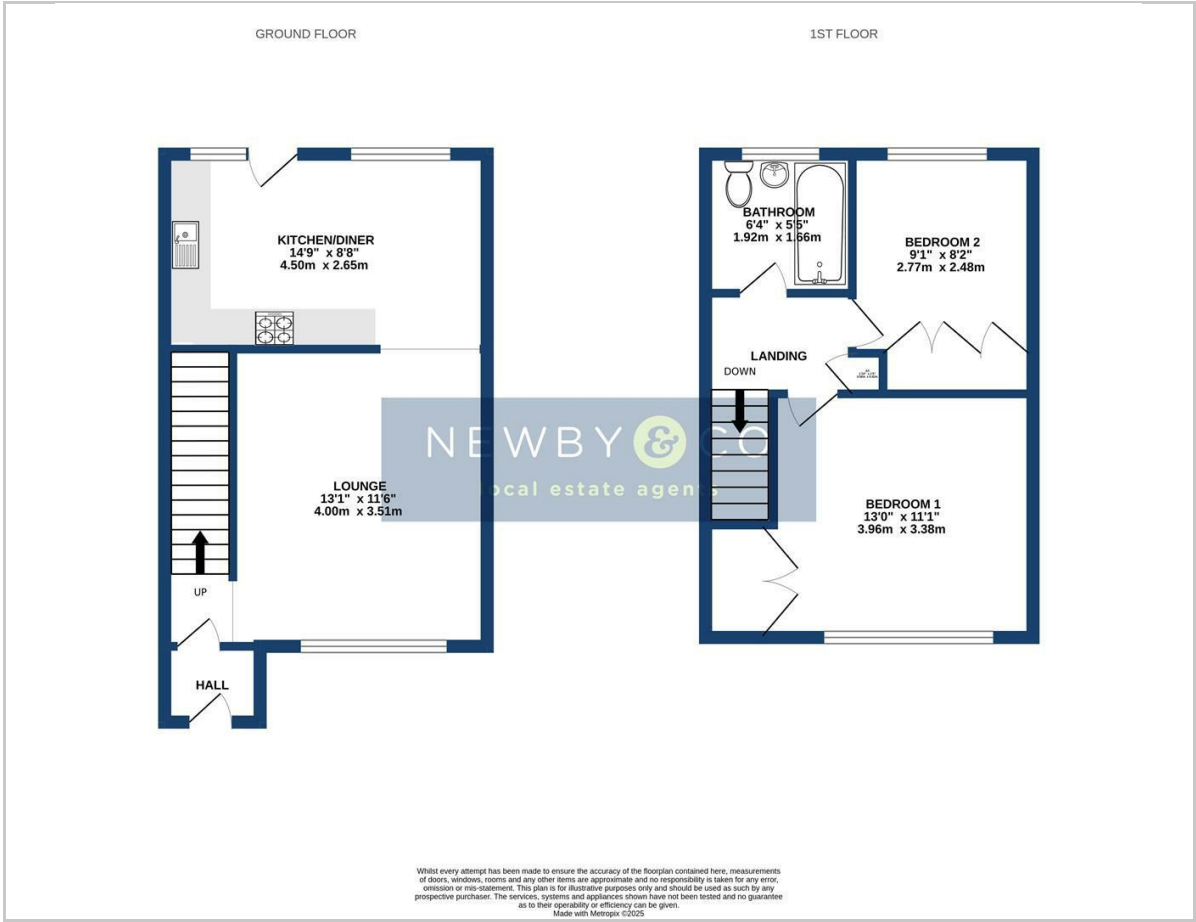
For more information regarding school catchment areas please go to [www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school](http://www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school)







Floor Plan

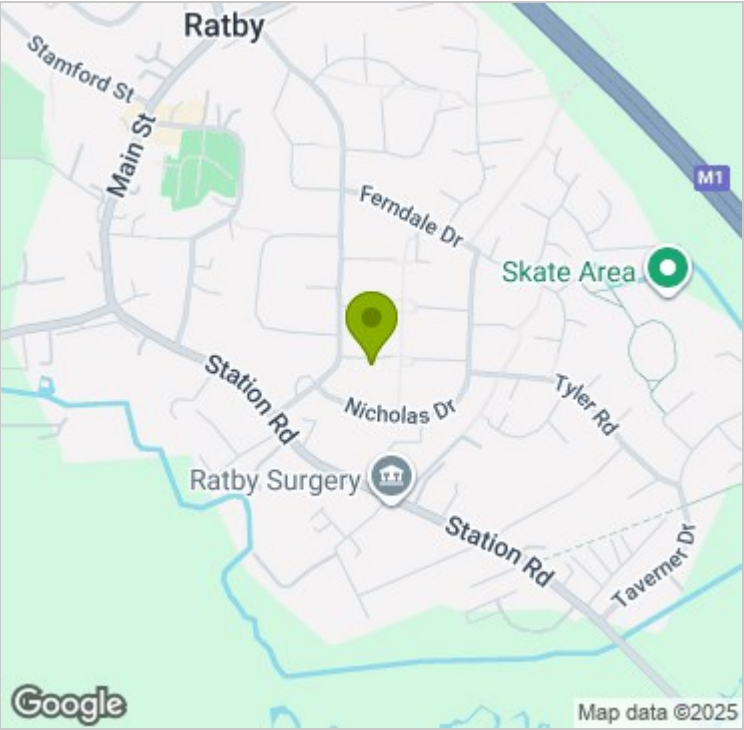


Viewing

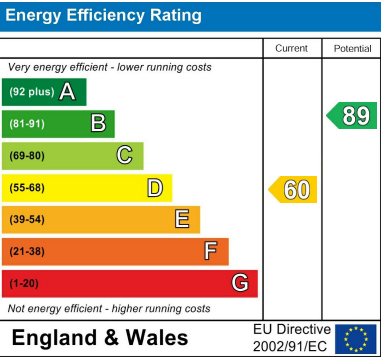
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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