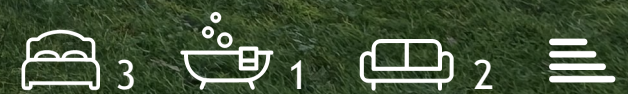




6 Parkfield Close  
Ratby, LE6 0XA

£325,000





## 6 Parkfield Close

Ratby, Leicester, LE6 0XA

A generously proportioned three bedroom detached family house situated at the head of a cul-de-sac on a good sized plot with tremendous potential for further extension (subject to usual consent). The popular residential location is 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 (Worcester combi boiler), UPVC double glazing and is in generally sound order but requires some cosmetic improvement. The ground floor accommodation comprises an open plan dining hall, through lounge and fitted kitchen with range cooker. Upstairs, landing, 3 bedrooms, bathroom with contemporary white suite & separate shower. Generous sized gardens to front and rear, driveway for two & detached brick garage. Freehold - no upward chain. Council Tax band C.

### Dining Hall

13'10 x 10'4 (4.22m x 3.15m)

Timber glass panelled entrance door, UPVC double glazed window to front & side, fitted carpet, radiator.

### Through Lounge

18'8 x 10'10 (5.69m x 3.30m)

A delightful dual aspect through lounge. UPVC double glazed bay window to front, two radiators, open grate fireplace (gas supply) UPVC double glazed sliding patio doors to rear,.

### Kitchen

13'10 x 7'9 (4.22m x 2.36m)

UPVC double glazed window & door to rear, tiled flooring radiator. Fitted with a range of base, drawer & eye level units, work surfaces, enamel Belfast sink with mixer taps, range cooker included in sale, integrated fridge & freezer.

### First Floor: Landing

Airing cupboard housing Worcester combination boiler, access to loft, fitted carpet.

### Bedroom One

13' x 10'6 (3.96m x 3.20m)

A good sized double bedroom with fitted storage. UPVC double glazed window to front, fitted carpet, radiator, built-in wardrobes.

### Bedroom Two

10'10 x 10'6 (3.30m x 3.20m)

Another good sized double bedroom. UPVC double glazed window to front, radiator, exposed floor boards.

### Bedroom Three

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

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

### Bathroom

7'8 x 5'6 (2.34m x 1.68m)

UPVC double glazed opaque window, radiator, vinyl flooring, mainly tiled walls. Fitted with a contemporary white suite comprising of a panelled bath, separate shower cubicle with mains shower, pedestal wash hand basin.

### Separate WC

UPVC double glazed opaque window, wc, radiator, vinyl flooring.

### Outside

The front of the property has lawn, tarmac driveway for at least two cars leading to single detached brick garage (17'9 x 9') with up-and-over door & side personal door.

The South East facing private rear garden approx 60' has patio, lawn, mature trees, outside tap, fully fenced & hedged 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 C which means a charge of £2098.43 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.

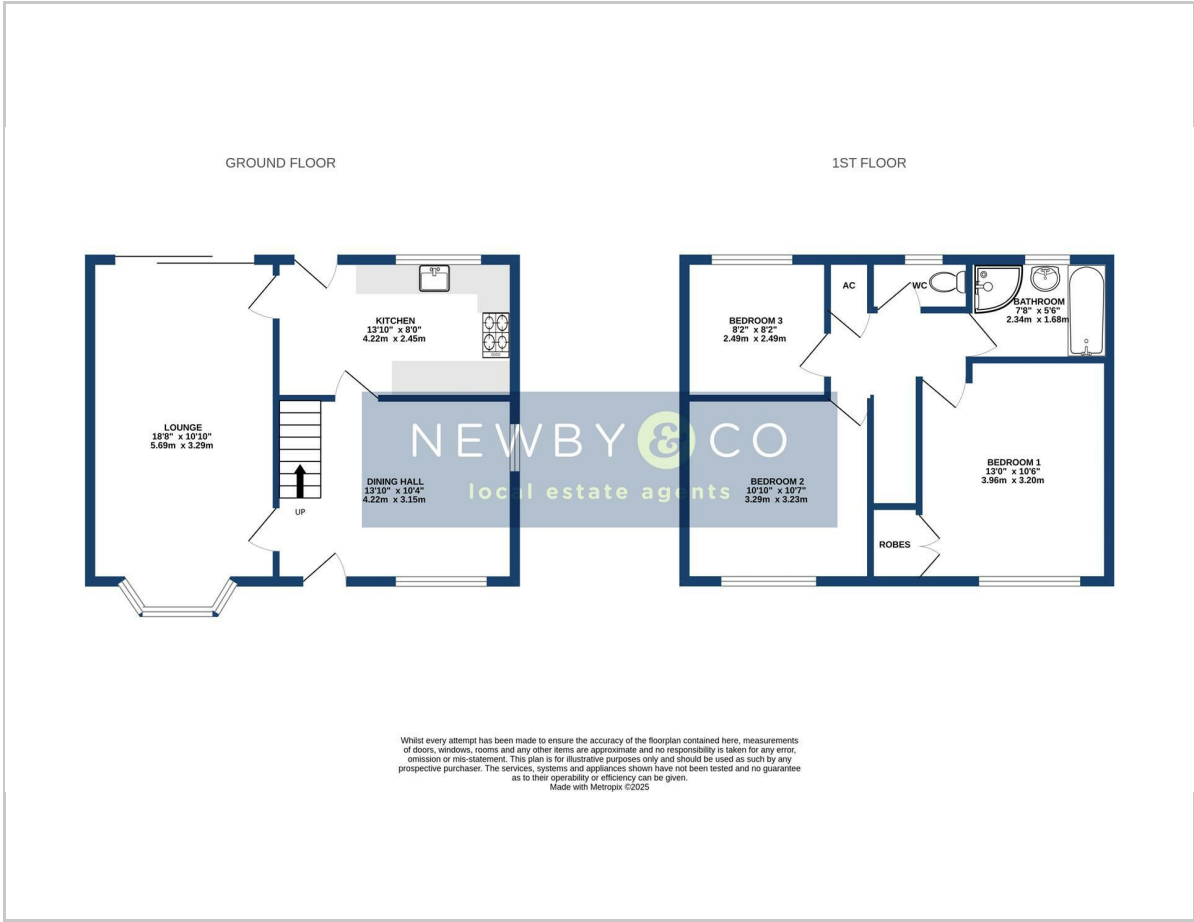
For more information regarding school catchment areas please go to [www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school](http://www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school)







Floor Plan

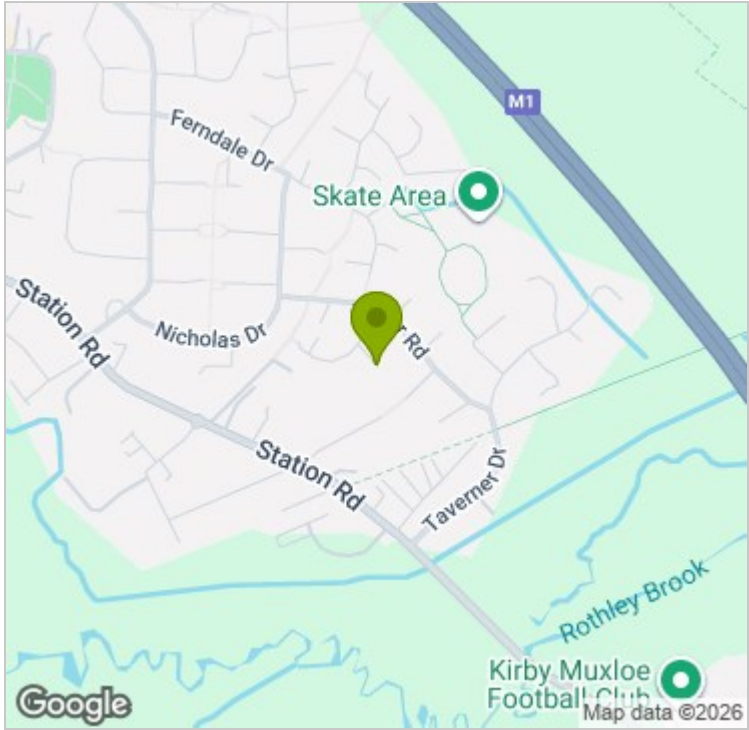


Viewing

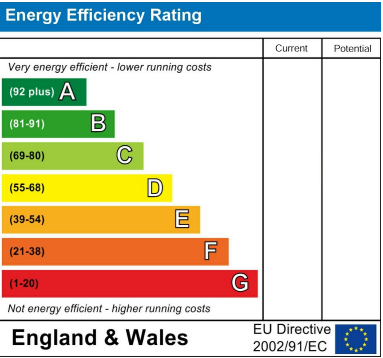
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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