



OFFERS OVER £360,000
NOOK CLOSE, RATBY, LEICESTERSHIRE



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Nestled within the tranquil cul-de-sac of Nook Close, Ratby, this four-bedroom detached family home offers modern comfort across its three stories, presenting an ideal retreat for discerning homeowners. Previously converted to enhance its allure, the property boasts a spacious master bedroom adorned with two Velux windows, granting breathtaking views of the surrounding Ratby landscapes and the village Church.





Upon entry through the composite front door, guests are greeted by an inviting entrance porch, leading seamlessly into the cosy lounge featuring a charming bay window that bathes the space in natural light, perfect for unwinding after a busy day.

The heart of the home lies within the expansive kitchen diner, a haven for both culinary enthusiasts and social gatherings alike. Equipped with a range of contemporary fitted wall and base units, integrated appliances including an eye-level oven, hob, and dishwasher, this space seamlessly blends style with functionality. Bifold doors open onto the rear garden, seamlessly merging indoor and outdoor living. The kitchen also benefits from underfloor heating with wall mounted thermostatic heating control.

Conveniently situated on the ground floor, an inner hallway leads to





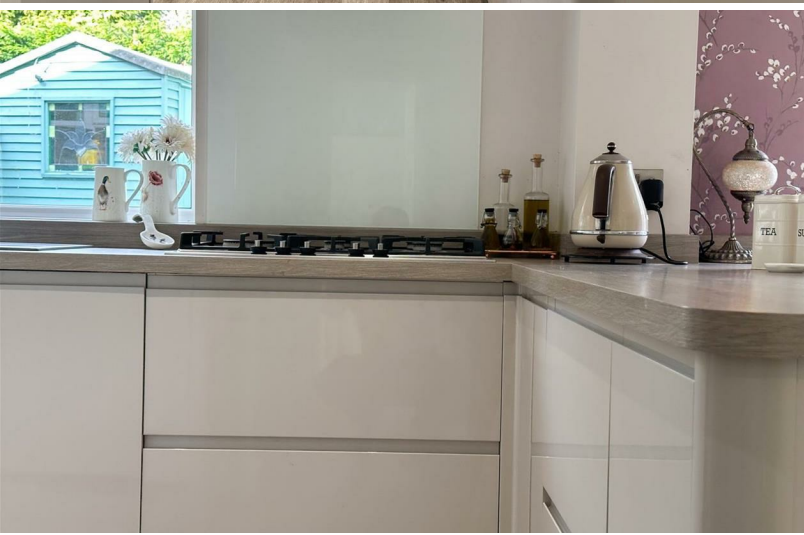
the utility room, housing essential appliances such as the washing machine, while a staircase ascends to the upper levels.

The first floor accommodates three well-appointed bedrooms, two of which are generously proportioned doubles, while the third currently serves as a versatile home office, catering to various lifestyle needs. Completing this level is the family bathroom, boasting a modern white suite, tastefully complemented by contemporary tiling.

Ascend to the second floor to discover the pièce de résistance - the master bedroom.







Bathed in natural light from dual aspect windows and featuring built-in wardrobes, this sanctuary offers both comfort and functionality. A private ensuite shower room adds a touch of luxury, featuring a shower cubicle, wash basin, WC, and heated towel rail. The Ensuite shower room also benefits from underfloor heating with wall mounted thermostatic heating control.

Externally, the property offers ample parking on the fully paved driveway, leading to a





single garage for added convenience. The rear garden provides a secluded oasis, perfect for al fresco dining and entertaining, with a paved seating area and barbecue facilities inviting cherished moments with family and friends.

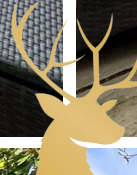
With its contemporary amenities, versatile living spaces, and idyllic location, this family home embodies the epitome of modern living in the serene surroundings of Ratby.





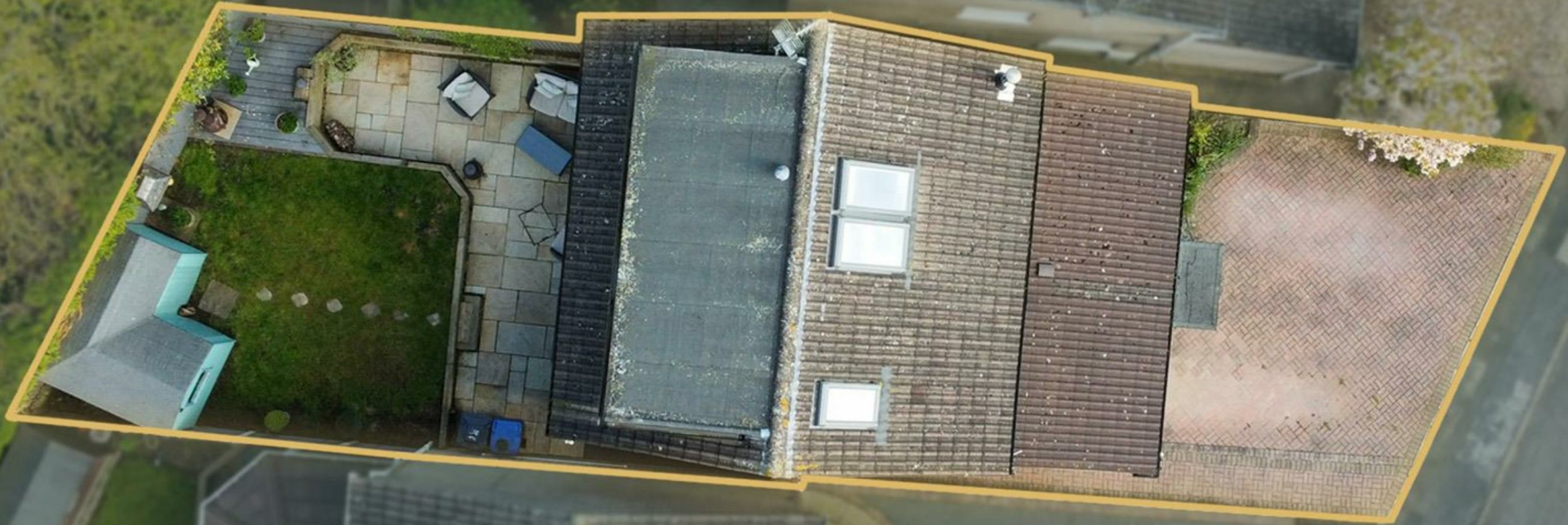


VIEW OF CHURCH TOWER FROM MASTER BEDROOM

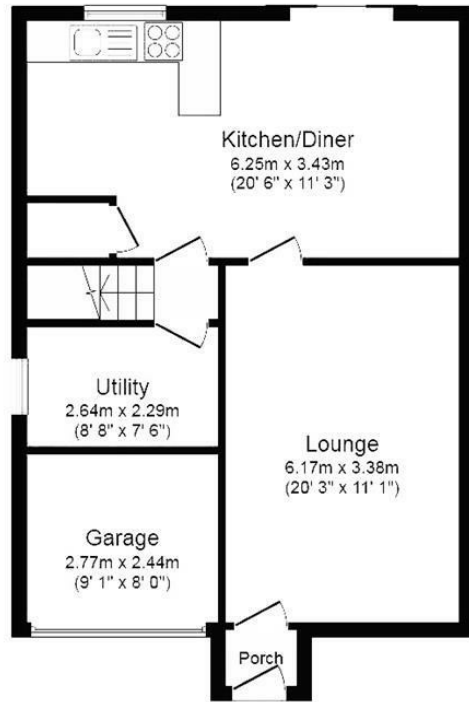




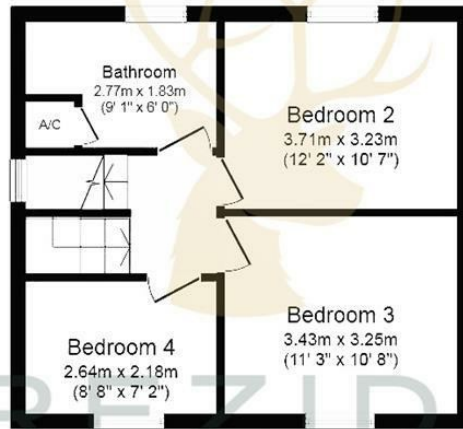
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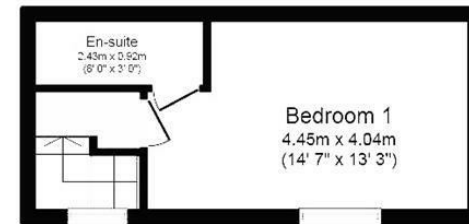
PLOT PLAN FOR GUIDANCE ONLY



Ground Floor



First Floor



Second Floor

Total floor area 107.7 sq.m. (1,159 sq.ft.) approx

Every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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