



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







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.





A green, arched-top analog clock with a white face and black numerals, positioned centrally on top of the fireplace mantel.

A white, spherical, textured decorative ornament placed on the left side of the fireplace mantel.

A white, spherical, textured decorative ornament placed on the right side of the fireplace mantel.

The central wood-burning stove, set within a white marble surround. It features a black frame and a glass door through which a bright orange and yellow fire is visible.

A large, blue, egg-shaped decorative object resting on a small black metal stand on the fireplace hearth.

Two small, white, spherical, textured decorative ornaments placed on the fireplace hearth to the left of the blue egg-shaped object.

A silver metal lantern with a glass enclosure, containing a white candle and some dried floral arrangements, positioned on the floor to the left of the fireplace.

A portion of a light-colored sofa is visible on the right side of the image, featuring a blue blanket and several pillows, including one with blue and white stripes.

A wooden cabinet or side table is partially visible on the far left edge of the frame.





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.

Listing Paragraph

DISCLAIMER

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to





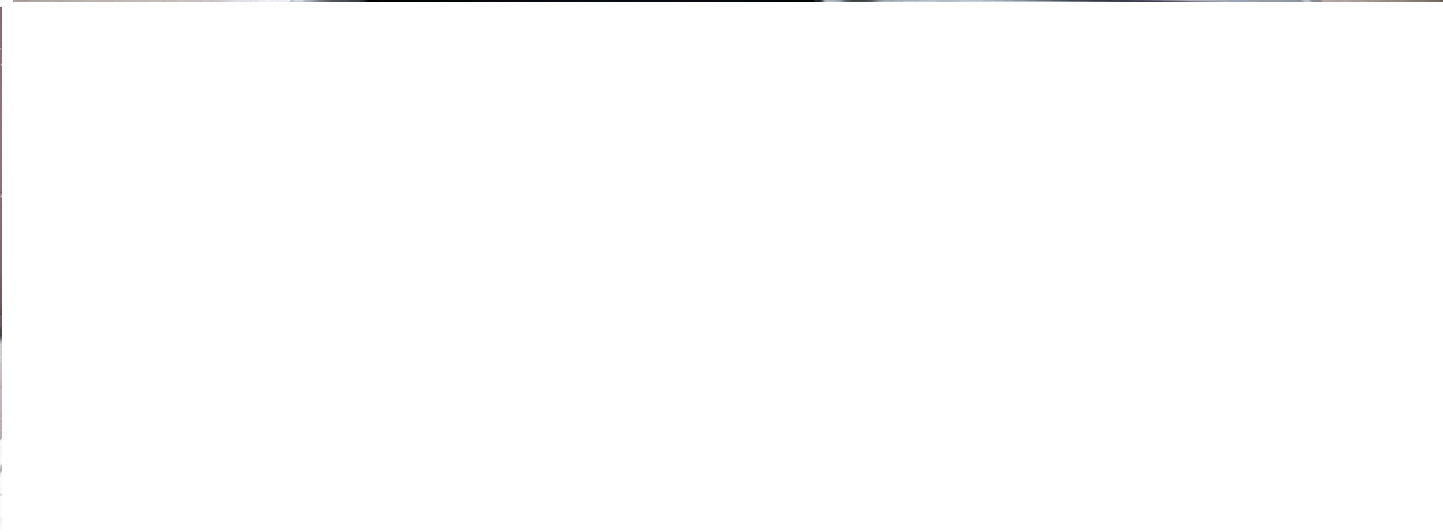
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VIEW OF CHURCH TOWER FROM MASTER BEDROOM





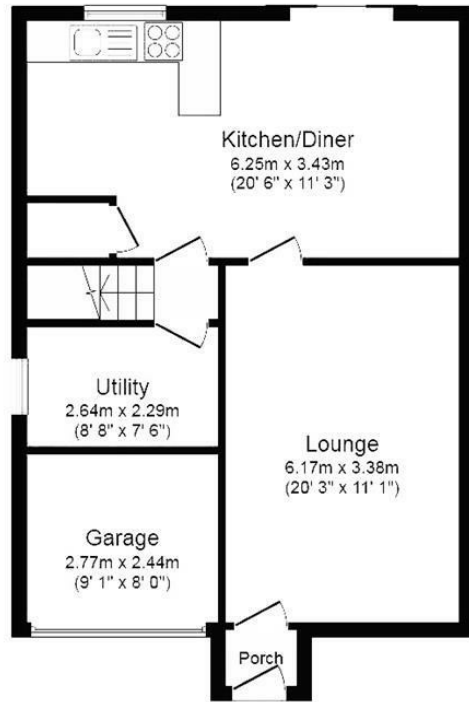




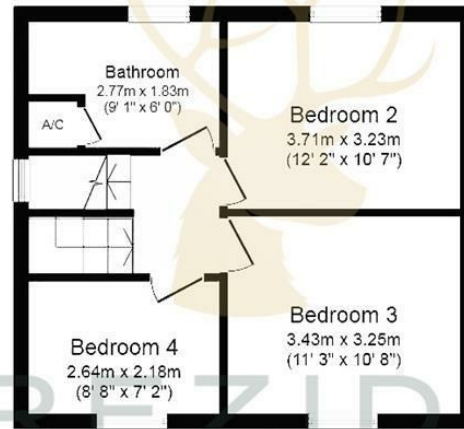




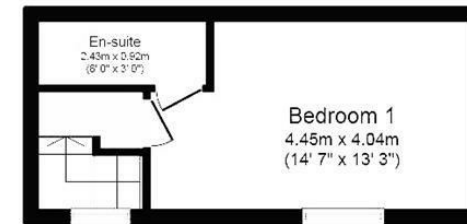




**Ground Floor**



**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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