



- FOUR BEDROOM DETACHED HOUSE
- DOUBLE GARAGE
- DESIRABLE POSITION WITHIN RATBY VILLAGE
- IDEAL FAMILY HOME
- EXTENSIVE PLOT
- CHARACTER PROPERTY
- STUNNING GARDENS
- COUNCIL TAX BAND - F

Price guide £700,000



Located within arguably one of the most desirable parts of this highly regarded village comes offered for sale this individual, eye-catching four bedroom detached house. A property that resides upon extensive and beautiful gardens in brief that benefits from an Entrance Porch, Living Room, Lounge, Kitchen/Dining, Inner Lobby, Utility, Side Porch, WC, First Floor Landing, Four Bedrooms, Bathroom and an additional WC. As mentioned there are extensive, well maintained and loved gardens as well as via a driveway off of Church Lane there is ample off road parking including a Double Garage. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

ENTRANCE PORCH

There is a door that leads to:

ENTRANCE HALL

With returning stairs leading up to the first floor landing, window to the side aspect, radiator, power points and doors that lead to:

LIVING ROOM

25'6 x 11'11 - 10'3 (7.77m x 3.63m - 3.12m)

Benefiting from a bay fronted window, radiator, power points, TV point, feature fire surround as well as windows to the side aspect.

LOUNGE

14'3 into bay x 11'11 (4.34m into bay x 3.63m)

Having a bay fronted window, radiator, power points, window to the side aspect and a feature surround.

KITCHEN/DINING

24'9 - 16'1 x 11'7 - 9'6 (7.54m - 4.90m x 3.53m - 2.90m)

There are a range of wall and base units with work surfaces, sink with a mixer tap, Range Oven, windows to the side and rear aspects, TV point, fire, power points, radiator and a door that leads to:

INNER LOBBY

Having doors that lead to:

UTILITY

There is a window to the side aspect, sink, plumbing for a washing machine and power points.

SIDE PORCH

14'5 x 5'2 (4.39m x 1.57m)

Having a window to the side aspect, door to the side aspect and doors to the Garage and:

WC

Comprising a low level WC and a Window to the side aspect.

FIRST FLOOR LANDING

With a window to the side aspect, radiator and doors that lead to:





BEDROOM

16' x 11'11" (4.88m x 3.63m)

Benefiting from windows to both the front and side aspects, radiator and power points.

BEDROOM

15' x 11'11" (4.57m x 3.63m)

Having windows to both the front and side aspects, radiator and power points.

BEDROOM

11'11" - 11'9" x 8'11" (3.63m - 3.58m x 2.72m)

Benefiting from a window to the side aspect, radiator, power points, fitted cupboard and a wash hand basin.

BEDROOM

11'11" x 7'10" (3.63m x 2.39m)

There is a window to the side aspect, radiator and power points.

BATHROOM

9'2" x 8'6" (2.79m x 2.59m)

Comprising a low level WC, Two Wash hand basins, Bath, Walk in Shower, Window to the side aspect and a Radiator.

WC

Comprising a low level WC and a Window to the rear aspect.

FRONT GARDEN

The most beautifully arranged front garden enjoying both laid to lawn and bordered areas home to a number of plants, shrubs and trees with a gated access to the steps and pathway leading up the middle to the front Entrance door.

REAR GARDEN

A stunning and extensive garden with outside storage, patio seating areas leading to a generous laid to lawn garden that veers off to the side at the end with a bordered area. This lovely garden enjoys a Summer House, Shed and a variety of trees and fruit trees as well as a number of shrubs, plants and flowers.

PARKING

There is ample off road parking that leads to:

DOUBLE GARAGE

16'10" x 16'10" (5.13m x 5.13m)

Benefiting from an electric door with windows to the side aspect as well as power and lighting facilities. storage area to side ,

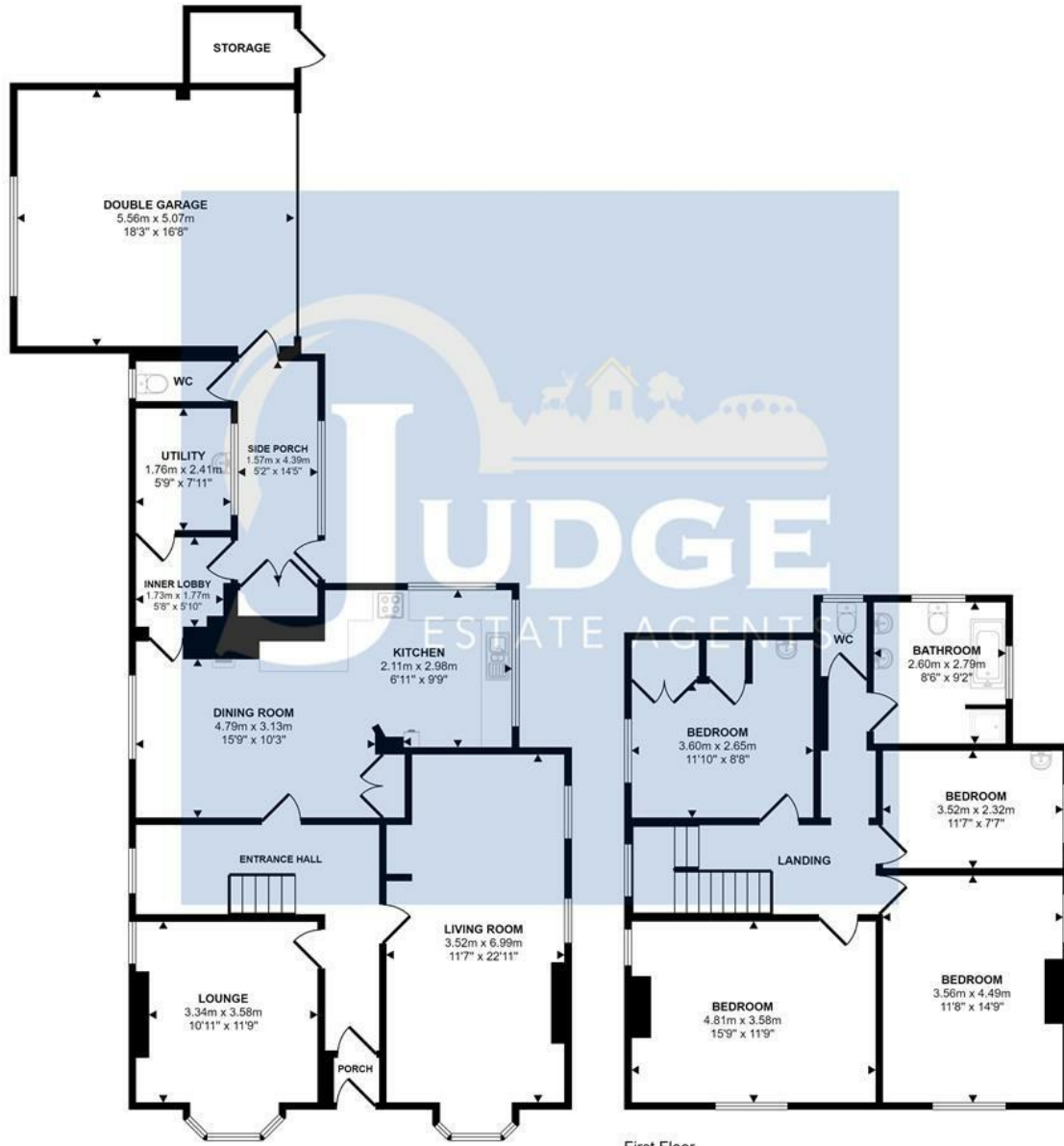
RATBY VILLAGE

The village of Ratby is located just outside the Leicester City boundary, to the north-west, and is well known for its popularity in terms of convenience for ease of access to the afore-mentioned centre of employment and all the excellent amenities therein, as well as the market towns of Hinckley, Market Bosworth, Ashby-de-la-Zouch, Coalville and Loughborough, the M1\M69\M42 motorway network for travel north, south and west, the East Midlands International Airport at Castle Donington and the adjoining Charnwood and New National Forests with their many scenic country walks and golf courses.

Ratby also offers an excellent range of local village amenities



Approx Gross Internal Area
209 sq m / 2252 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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