



21 BANCROFT WAY, RATBY, LEICESTER, LE6
OBZ

OFFERS IN EXCESS OF
£299,999

21 BANCROFT WAY, RATBY, LEICESTER, LE6 0BZ

£299,999 FREEHOLD



ENTRANCE HALL

There are stairs leading up to the first floor landing, window to the side aspect, radiator and doors that lead to:

WC

Comprising a low level WC, Wash hand basin, Heated towel rail and a Window to the front aspect.

KITCHEN/DINING ROOM

14'1 x 10'3

Having a range of wall and base units with work surfaces, integral oven, hob and extractor, plumbing for a washing machine, window to the front aspect, radiator, power points, integral dishwasher and a door that leads to:

LIVING ROOM

17'8 - 14'2 x 15'

Benefiting from a windows to both the rear and side aspects, power points, electric fire with feature surround, radiator, under stairs cupboard and patio doors to the rear garden.

FIRST FLOOR LANDING

There is a window to the side aspect, airing cupboard, loft access, radiator, power point and doors that lead to:

PRIMARY BEDROOM

11'4 x 10'8

Benefiting from a window to the front aspect, radiator, power points and a door that leads to:

EN-SUITE

Comprising a low level WC, Wash hand basin, Walk in Shower, Complimentary tiling and a Heated towel rail.

BEDROOM

11'10 x 8'7

Having a window to the rear aspect, radiator and power points.

BEDROOM

8'9 x 7'11

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

BATHROOM

Comprising a low level WC, wash hand basin, bath with shower over, window to the front aspect and complimentary tiling.

REAR GARDEN

A beautifully landscaped garden with outside lighting and that also enjoys decked seating areas with a pergola as well as artificial lawn hugged by borders home to a number shrubs and plants. There is access also to:



OFFICE/BAR

12'4 x 7'9

Benefiting from a window to the side aspect, power points, bar and patio doors to a decked area.

PARKING

From the front there is brick paved off road parking.

VIEWINGS

We always like any potential purchaser to follow our four steps

- 1) Read property description
- 2) Look at Floorplan
- 3) Watch our virtual viewing video
- 4) Please provide and assist proof of affordability

After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

MEASUREMENTS & FLOORPLAN

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

MONEY LAUNDERING

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before

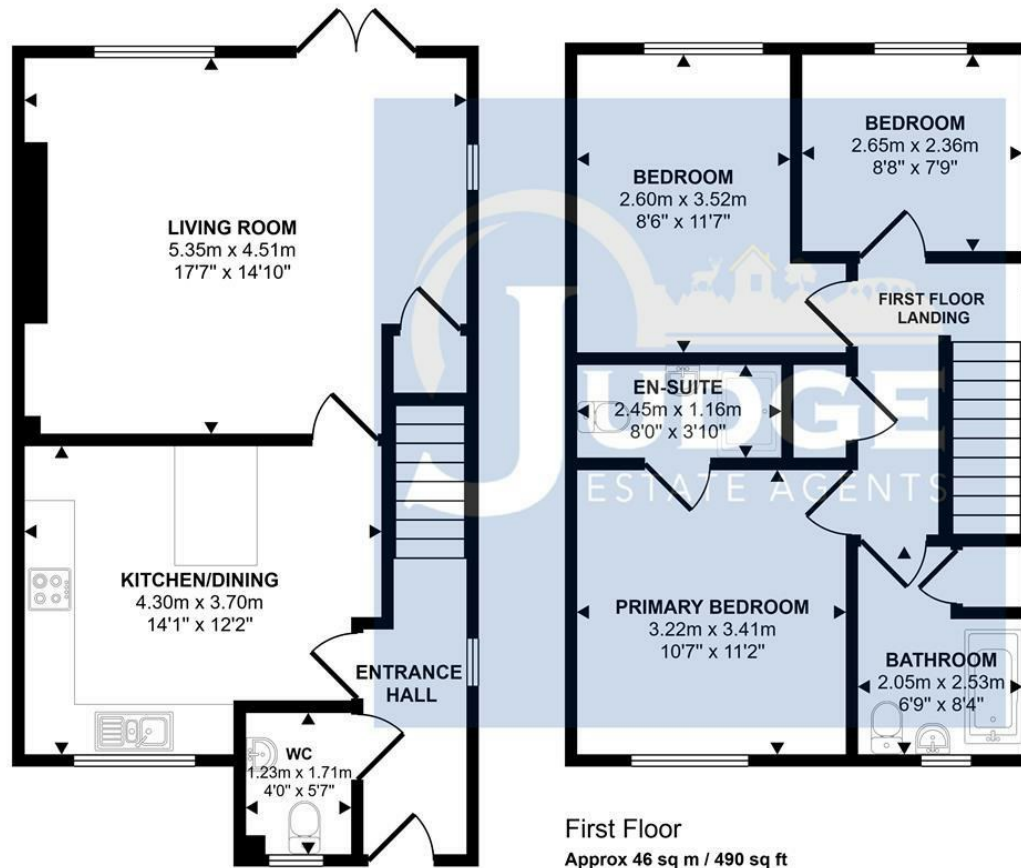


finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. JUDGE ESTATE AGENTS LIMITED NOR ANY OF ITS EMPLOYEES OR

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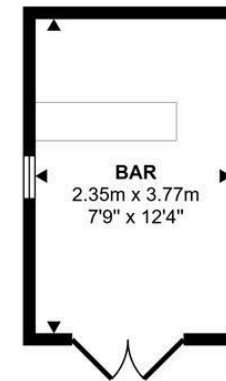
Approx Gross Internal Area
102 sq m / 1098 sq ft



First Floor
Approx 46 sq m / 490 sq ft

Ground Floor
Approx 48 sq m / 512 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.



Bar
Approx 9 sq m / 96 sq ft

Viewings strictly by
appointment via Judge
Estate Agents

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

WE ARE NOT ONLY YOUR LOCAL ESTATE AGENT, WE ARE ALSO YOUR NEIGHBOUR

PROUD TO SELL HOMES IN THE VILLAGES WE LIVE IN AND LOVE

