



**Connells**

Stamford Street  
Ratby Leicester





## Property Description

Located in Ratby, is a historic village situated just a few miles northwest of Leicester city. It's a peaceful residential area with a mix of traditional homes and more modern developments.

Stamford Street is likely a residential road. The street would have access to local amenities such as shops, schools, and parks, while also benefiting from Ratby's proximity to both the countryside and larger urban centers like Leicester.

Ratby is known for its strong community spirit, local pubs, and green spaces, offering a balance between rural and suburban life. It's also well-connected by road, with easy access to the M1 motorway, making it convenient for commuting.

## Ground Floor

### Dining Room

11' 11" x 11' 10" ( 3.63m x 3.61m )

With window to the front & ornamental fireplace

### Lounge

11' 11" x 12' ( 3.63m x 3.66m )

With carpet floor, window to the rear & ornamental fireplace

### Kitchen

5' 9" x 11' 7" ( 1.75m x 3.53m )

Fully fitted kitchen with an access to the rear

## First Floor

### Bedroom 1

11' 10" x 11' 11" ( 3.61m x 3.63m )

With carpet floor & window to the front

### Bedroom 2

9' 2" x 11' 11" ( 2.79m x 3.63m )

With window to the rear and carpet floor

### Bathroom

5' 9" x 11' 9" ( 1.75m x 3.58m )

With a bath, wash hand basin, toilet & window to the rear













This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

Tenure: Freehold

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