NEWBY & CO
local estate agents

63 Church Lane
Ratby, LE6 0JF

Offers Over £260,000

3 1 2 D

63 Church Lane

Ratby, Leicester, LE6 0JF

19th century end of row cottage, set in a delightful village backwater, conservation area, close to the village church. This property full of character offers good sized accommodation with a driveway, garage and unoverlooked rear garden. Full gas central heating. On the ground floor; two reception rooms, kitchen, rear porch. Upstairs; landing, 3 bedrooms and bathroom. The property is situated in the heart of the old village of Ratby, 5 miles west of the city centre, with shops, health centre, schools & good links by major routes and motorways and walks including National forest. Freehold - no upward chain! Council tax band C

Lounge

17'11" x 13'3" (5.47 x 4.04)

Timber entrance door, window to front & rear, double radiator, fitted carpet, gas fire.

Dining Room

14'1" x 11'6" (4.30 x 3.52)

Window to front, double radiator, fitted carpet.

Kitchen

13'5" x 6'11" (4.10 x 2.13)

Window to rear with blinds, vinyl flooring, radiator. Fitted with a range of base, drawer & eye level units, work surfaces, stainless steel sink unit with mixer tap, extractor hood. Provision for cooker, washing machine/dishwasher.

Rear Porch

Timber door and window, radiator.

First Floor Landing

Window to rear, fitted carpet, radiator.

Bedroom One

11'7" x 10'10" (3.55 x 3.31)

window to front, fitted carpet, radiator, built-in wardrobes.

Bedroom Two

9'11" x 9'10" (3.04 x 3.02)

Window to front, fitted carpet, radiator, built-in wardrobes.

Bedroom Three

11'3" x 8'0" (3.44 x 2.44)

Window to rear, fitted carpet, radiator.

Shower Room

10'10" x 7'0" (3.31 x 2.15)

Opaque window, radiator, vinyl flooring, shower cubicle with electric shower, pedestal wash hand basin, wc, airing cupboard housing cylinder and Worcester boiler. Access to loft.

Outside

To the rear of the property is a brick built single garage with light & power & 2 car parking spaces. The private garden area has patio, lawn, trees, summerhouse and fully fenced and walled boundaries. The neighbouring property has vehicular access over driveway.

Ratby

Ratby is a thriving and popular village with a population of approx 4,500. There is a well regarded primary school, three pubs, St Philip & St James church and a range of shopping facilities including a relatively new Co-op store on the site of the old Geary bakery. There is nearby open countryside including The Burroughs, Martinshaw Woods and a large conservation area. There is easy access to M1, A46 & A50 main routes. Ratby is particularly known for its friendly community and the Ratby Brass Band (founded 1906). At the centre of the village is the Angel of Peace unveiled in 1920. Regular bus services into Leicester serve the village and Leicester train station is approx 7 miles away.

Local Authority & Council Tax Info (HBBC)

This property falls within Hinckley & Bosworth Borough Council (www.hinckley-bosworth.gov.uk)

It has a Council Tax Band of C which means a charge of £2,169.01 for tax year ending March 2027

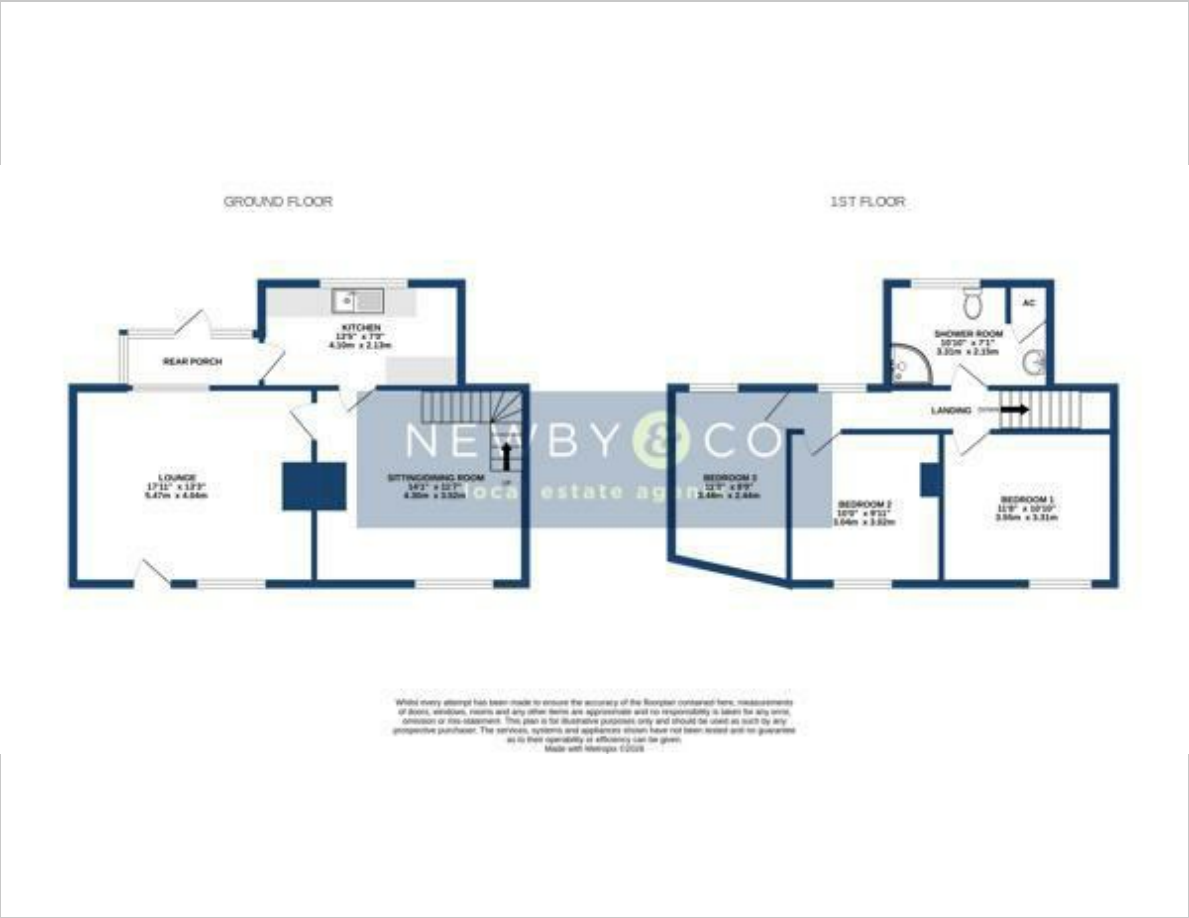
Please note: When a property changes ownership local authorities do reserve the right to re-calculate council tax bands.

For more information regarding school catchment areas please go to www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school

63

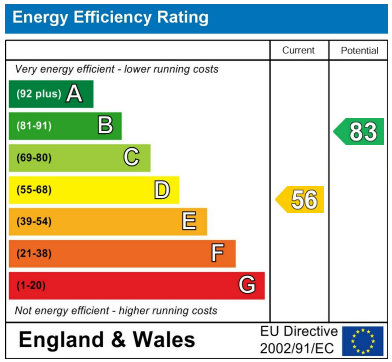
BREAD

Floor Plan



Area Map

Energy Efficiency Graph



Viewing

Please contact our Glenfield Office on 0116 2990 990
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

88 Faire Road, Glenfield,
Leics, LE3 8ED
Tel: 0116 2990 990
Email: sales@newbyandco.co.uk
newbyandco.co.uk

The Property Ombudsman SALES
OFT Approved code
NEWBY & CO
local estate agents