



12 Whittington Drive  
Ratby, LE6 0ND

£250,000

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# 12 Whittington Drive

Ratby, Leicester, LE6 0ND

A traditional 3 bedroom semi detached home which has been comprehensively improved by the current owners including a splendid fitted kitchen and brand new bathroom. The property benefits from gas central heating and the recent modernisations also include new double glazed windows and doors and a complete rewire. The well proportioned accommodation comprises on the ground floor, entrance hall, 19' lounge-diner, extended kitchen with oven/hob, two small conservatories. Upstairs, landing, 3 bedrooms, bathroom with contemporary white suite. Driveway for 2 cars side by side, 50' gardens to rear. A generously sized family home in popular village location close to good schools, local amenities, open countryside and easy access to major road links including M1, A50 & A46. Freehold. Council tax band B. Early inspection highly recommended!

## Entrance Hall

A smart, welcoming entrance hall with independent access to lounge & kitchen and a dog leg staircase to first floor. Double glazed composite entrance door, UPVC double glazed window, tiled flooring, stairs to first floor, radiator.

## Lounge-Diner

19'4" x 12'0" (5.90m x 3.67m)

A bright and airy dual aspect living room with ample room for a good sized table and chairs. UPVC double glazed bow window to front, two radiators, laminate flooring, UPVC double glazed sliding patio doors opening into small conservatory to rear.

## Kitchen

13'10" x 9'3" (4.24m x 2.84m)

A splendid recently refitted modern kitchen. UPVC double glazed window to side, two radiators, fitted with a modern stylish range of base, drawer & eye level units, a wealth of work surfaces, enamel sink unit with mixer taps, built-in Bosch electric fan assisted oven, induction hob with extractor hood. Integrated dishwasher, fridge/freezer & microwave.

## Cloaks/wc

UPVC double glazed opaque window, wash hand basin, wc.

## Two Lean-to Conservatories

There are two small lean-to conservatories, one issuing off the kitchen and the other off the rear of the lounge-diner. Each are of UPVC double glazed construction and have doors leading out to the rear garden.

## First Floor Landing

UPVC double glazed window to side, laminate flooring, radiator, access to loft.

## Bedroom One

13'5" x 10'0" (4.10m x 3.05m)

A generously sized and rectangular double bedroom which will take a king sized bed as well as bedroom furniture. UPVC double glazed window to front, radiator, laminate flooring.

## Bedroom Two

15'1" x 8'10" max (4.60 x 2.71 max)

A good sized L-shaped bedroom which will take a double bed comfortably. UPVC double glazed window to rear, radiator, laminate flooring, radiator.

## Bedroom Three

10'1" x 6'7" (3.09m x 2.03m)

UPVC double glazed window to front, radiator, recessed cupboard. A flexible room which works well as an office for the current owners.

## Bathroom

8'0" x 5'4" (2.45m x 1.63m)

UPVC double glazed opaque window, heated towel rail, extractor fan, recently refitted with a contemporary white suite of panelled bath with mains twin head shower over, glass screen, vanity wash hand basin, wc, airing cupboard housing combination boiler.

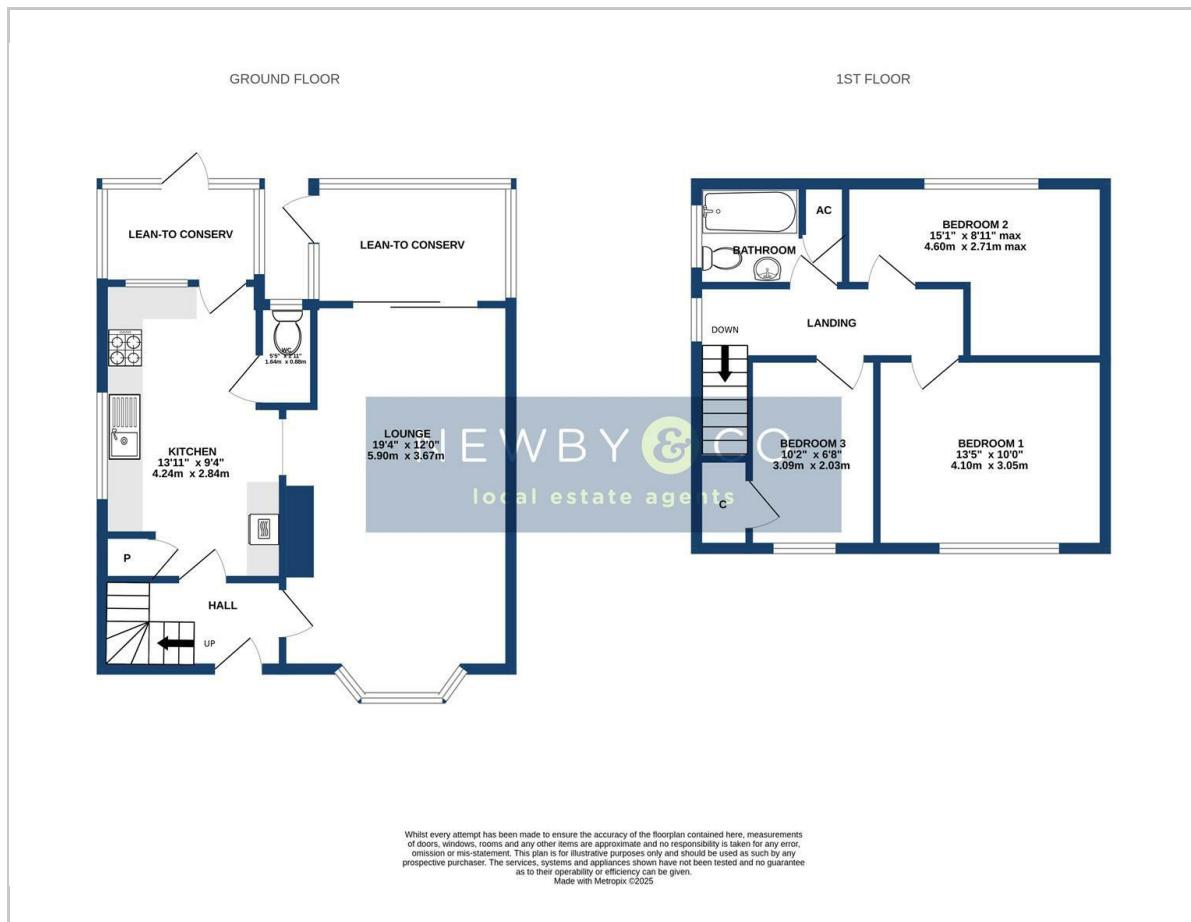
## Outside

The front of the property provide off road parking for 2 cars side by side.

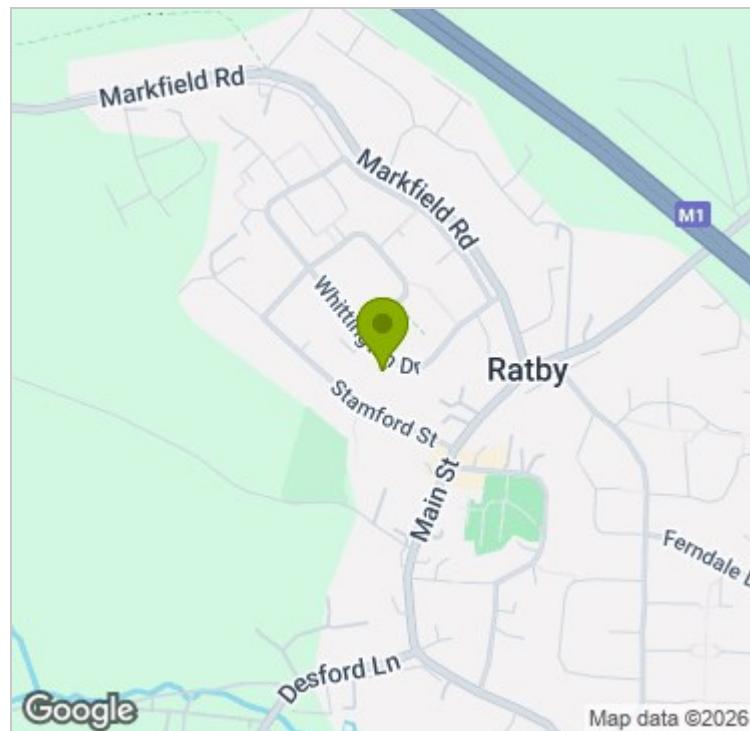
The rear garden approx 50', paved patio, decking area, lawn, shed, fenced & hedged boundaries.



## Floor Plan



## Area Map



## 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.

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## Energy Efficiency Graph

