

61 Park Road
Ratby, LE6 0JL
£220,000



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Ratby, Leicester, LE6 0JL

A really well presented much improved 3 bedroom end terraced villa in non-estate location close to village centre with excellent amenities including shops, schools, open countryside and major road links nearby. The property has been much improved in recent years by the current owners including full gas central heating (boiler installed March 2024), UPVC double glazing, new kitchen & bathroom, tastefully decorated throughout being sympathetic to the character of the original building. The good sized accommodation comprises; lounge, dining room, kitchen with oven/hob, bathroom with 4 piece suite. Upstairs, small lobby landing, 3 bedrooms. Private garden to rear with lawn, brick store which could be made into a small office space. Internal inspection highly recommended! Freehold. Council Tax band B

Lounge

14'2" x 12'6" (4.33m x 3.83m)

Composite double glazed entrance door with two small glazed panels, UPVC double glazed bay window to front, radiator, brand new fitted carpet, log burner set in chimney breast with an oak mantle, picture rails & cornicing, meter cupboard.

Mid Lobby

With quarry tiled floor & carpeted stairs to first floor.

Dining Room

12'6" x 12'2" (3.83m x 3.73m)

Two UPVC double glazed windows to rear & side, quarry tiled floor, radiator, picture rails, useful large under stairs store with UPVC double glazed window.

Kitchen

13'5" x 6'11" (4.11m x 2.11m)

UPVC double glazed door & UPVC double glazed window to side, quarry tiled flooring. Recently refitted with a modern range of base, drawer & eye level units, work surfaces, walls tiled to half height in black & white tiling. Stainless steel sink unit with mixer taps. Built-in electric fan assisted oven, induction hob with extractor hood, space for additional appliances. Wall mounted Worcester combination boiler installed March 2024.

Bathroom

11'5" x 6'11" (3.50m x 2.12m)

Two UPVC double glazed opaque windows to side & rear, fully tiled walls in black and white tiling, a four piece white suite comprising of roll top double ended bath with claw feet, walk in shower enclosure with electric shower, pedestal wash hand basin, wc, radiator, heated towel rail, slate tiled flooring, extractor fan.

First Floor: Landing

A small lobby landing with doors to each side leading to bedrooms 1 & 2. UPVC double glazed window to side.

Bedroom One

12'5" x 12'3" (3.81m x 3.74m)

A good sized double bedroom. UPVC double glazed window to front, brand new fitted carpet, radiator.

Bedroom Two

12'6" x 12'3" (3.82m x 3.74m)

UPVC double glazed window to rear, brand new fitted carpet, radiator, recessed cupboard with access to loft.

Bedroom Three

13'5" x 7'2" (4.10m x 2.20m)

UPVC double glazed window to rear, brand new fitted carpet, radiator, feature fireplace.

Outside

The rear garden approx 80' has patio, lawns, fully fenced boundaries, open aspect to rear. There is a brick built store to the side which could be made into a small office. Gated side access.

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)

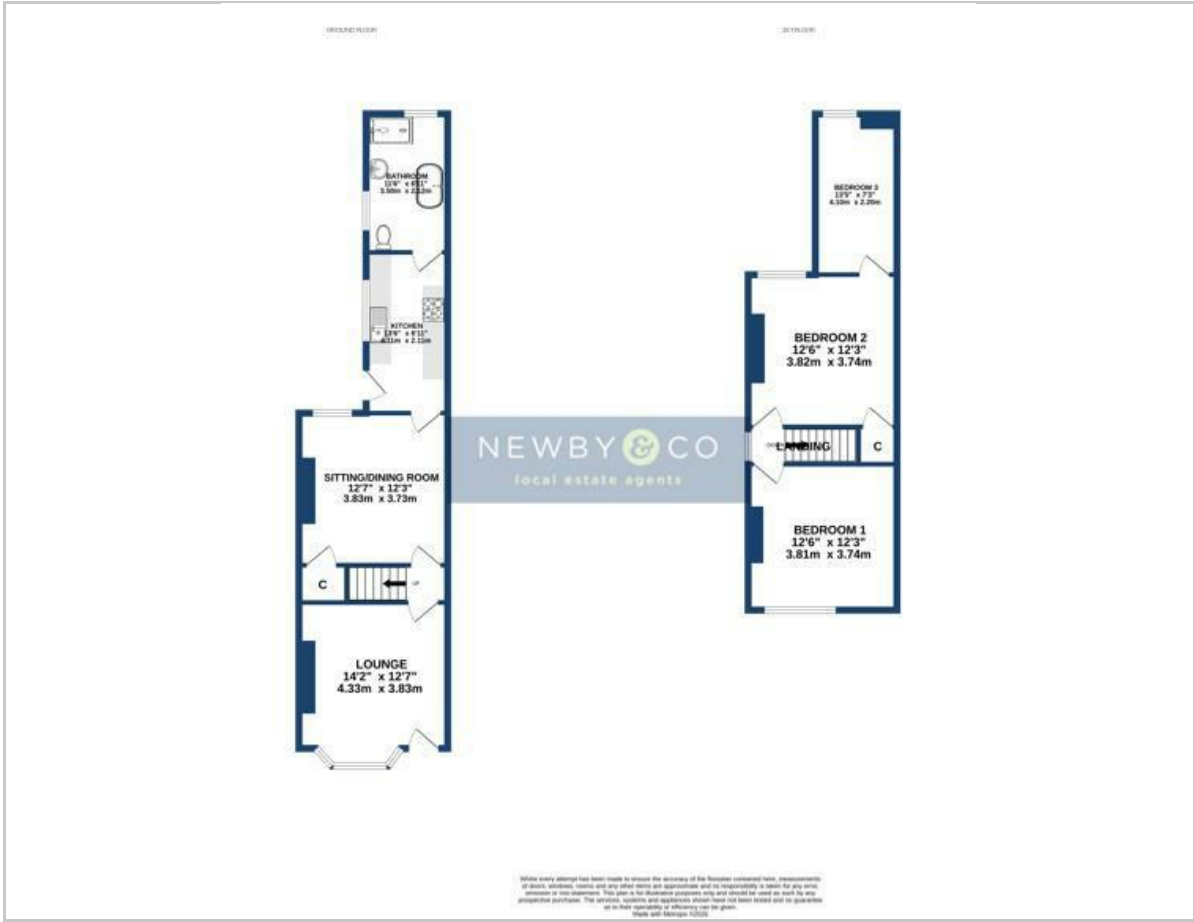
It has a Council Tax Band of B which means a charge of £1897.90 for tax year ending March 2027

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



Floor Plan

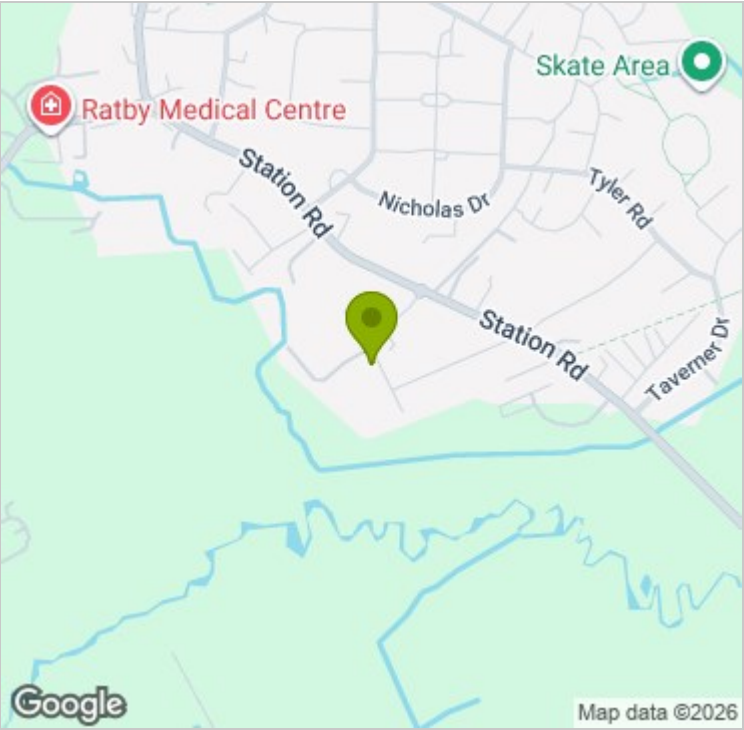


Viewing

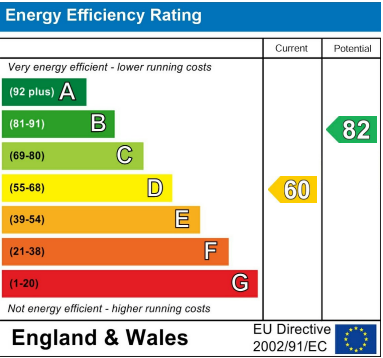
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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