



Cooper Lane, Ratby, Leicester, LE6 0QG

- 4 spacious bedrooms
- 2 cosy reception rooms
- Built in 2003
- Located in Ratby, Leicester
- Easy access to transport links
- 2 modern bathrooms
- Detached house on Cooper Lane
- 1,268 sq ft of space
- Close to local amenities
- Viewing recommended

£440,000



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DESCRIPTION

Executive Detached Family Home – Four Bedrooms – Two Bathrooms – Ready to Move Into – Desirable Ratby Village – Garage & Driveway

Situated within the highly sought-after village of Ratby, this beautifully presented executive detached home offers spacious, versatile accommodation, making it the perfect choice for growing families and professionals seeking a home that's ready to move straight into.

From the moment you arrive, the property impresses with its attractive frontage, generous driveway and integral garage, which has been thoughtfully partitioned to create valuable storage but could easily be reinstated for vehicle parking if preferred.

Inside, a welcoming entrance hall leads to a bright and elegant lounge where a feature fireplace creates a cosy focal point. Double doors open into the dining room, where French doors seamlessly connect the home to the garden, creating a wonderful space for family life and entertaining. The well-appointed fitted kitchen offers ample storage and workspace, while a practical ground floor WC completes the downstairs accommodation.

Upstairs, four well-proportioned bedrooms provide flexible living for families, guests or home working. The principal bedroom benefits from a stylish en-suite shower room, while the remaining bedrooms are served by a modern family bathroom.

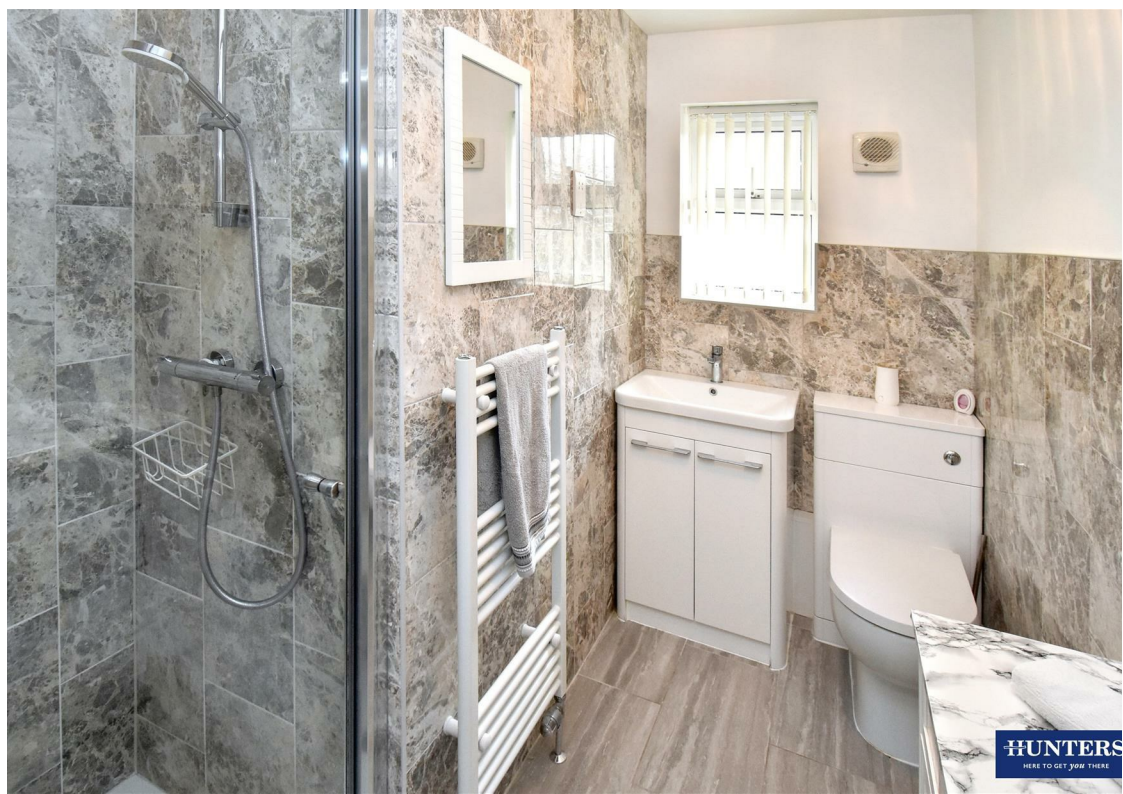
Outside, the enclosed rear garden has been designed for year-round enjoyment, featuring a well-maintained lawn, patio seating area and a covered entertaining space, perfect for outdoor dining whatever the weather.

Further benefits include gas central heating, double glazing and excellent presentation throughout.

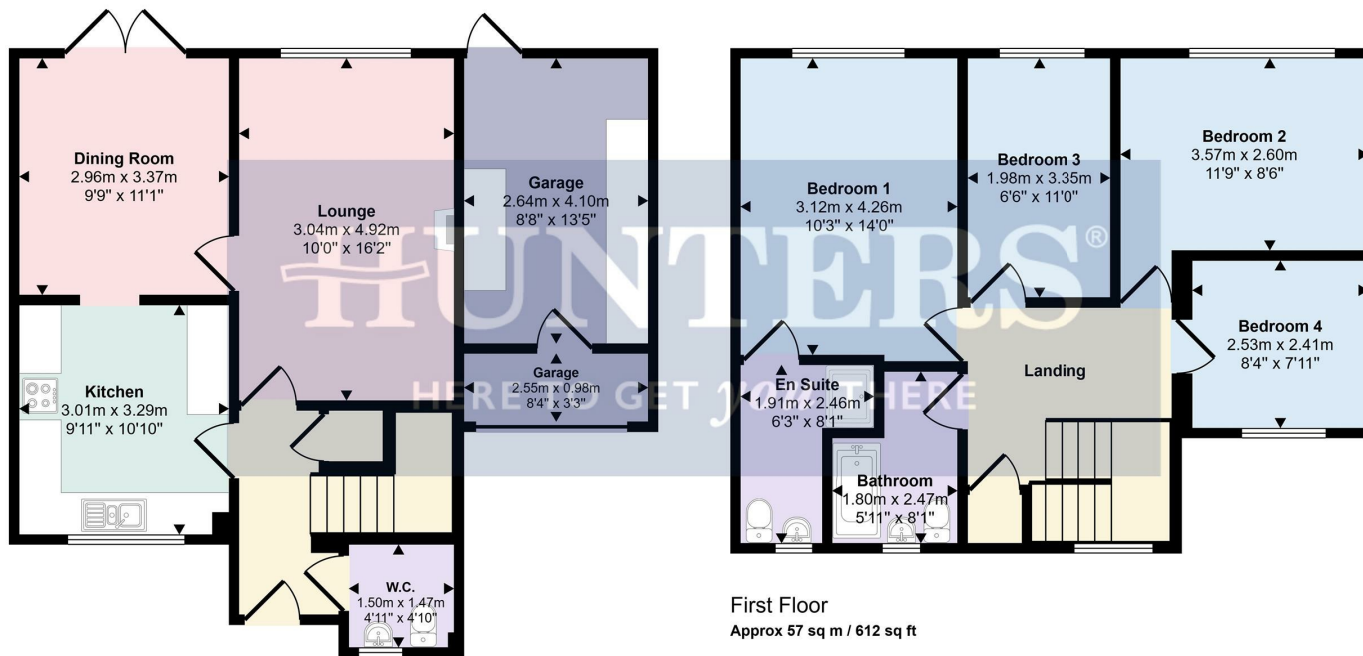
Ratby is a thriving village offering highly regarded schools, local shops, countryside walks and everyday amenities, while excellent road links provide easy access to Leicester city centre, Fosse Park and the surrounding motorway network.

Homes of this quality are always in demand. Contact Hunters Wigston today to arrange your viewing.





Approx Gross Internal Area
118 sq m / 1268 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.

Viewings

Please contact wigston@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.