



11 Danehill, Ratby - LE6 0NG

Guide Price £359,950

 **NEWTON FALLOWELL**



11 Danehill

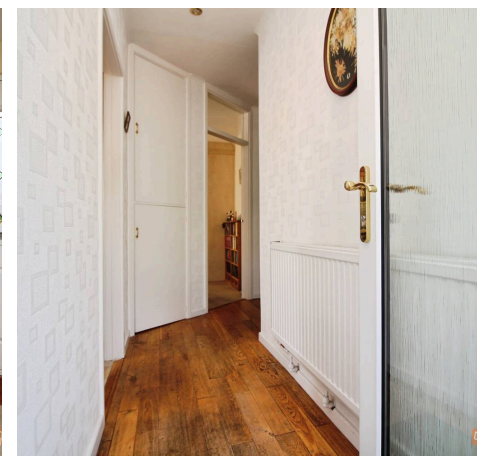
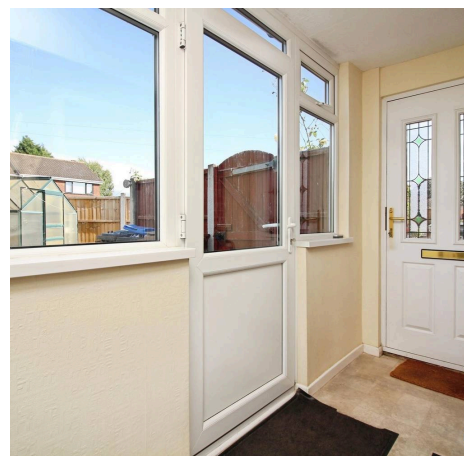
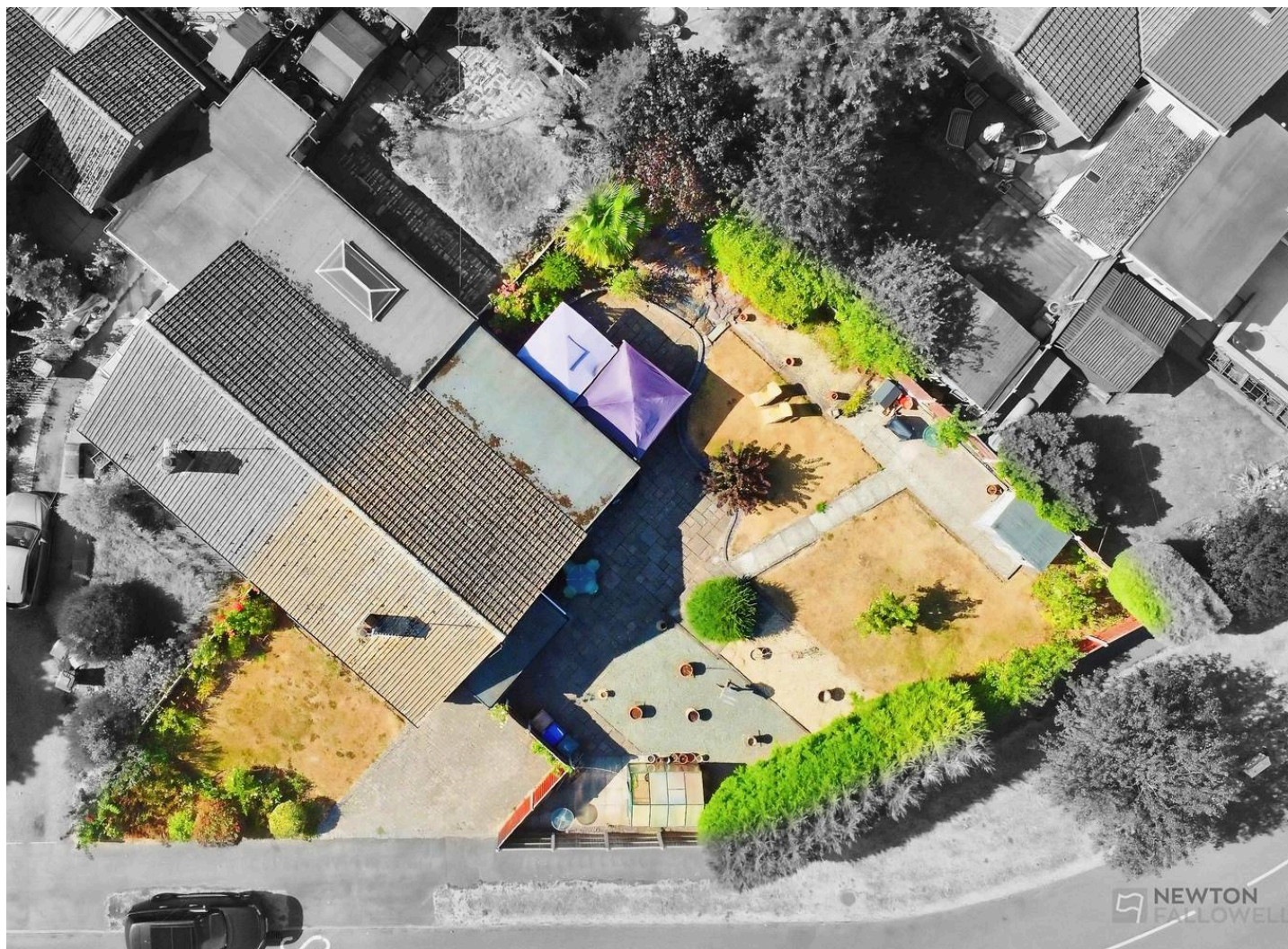
Ratby, Leicester

EXTENDED BUNGALOW WITH PLANNING GRANTED FOR A SINGLE STOREY DWELLING! – Offered to the market with **no upward chain**, this two-bedroom semi-detached bungalow occupies a larger-than-average corner plot and is ideally situated within walking distance of the shops, bus routes and amenities available in the highly sought-after village of Ratby. Boasting gas central heating and double glazing, the accommodation briefly comprises entrance porch and hallway, lounge, kitchen, extended reception room, two double bedrooms and bathroom. Externally, the property benefits from a generous corner plot with off-road parking together with front and rear gardens. An ideal opportunity for those looking to downsize, as well as families seeking versatile accommodation or those in search of an exciting development opportunity, with an early viewing highly recommended to avoid disappointment.

Council Tax band: B

Tenure: Freehold

- Two double bedrooms
- Semi detached bungalow
- Larger than normal corner plot with potential for extension/development (Planning granted for a single storey dwelling)
- Available with no upward chain
- Extended to the rear
- Sought after village location
- Tenure - Freehold / Tax Band B
- EPC Rating TBC
- Viewings strictly by appointment only!





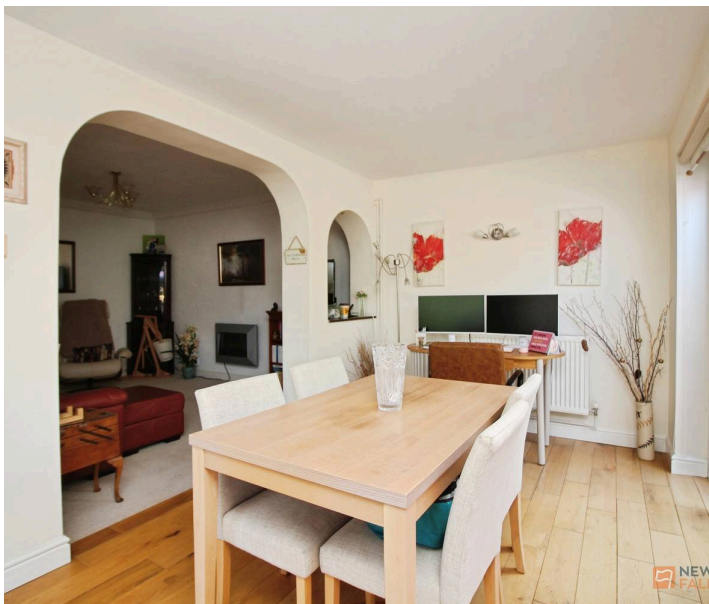
Welcome to your new home

Upon entering the bungalow, you are welcomed into a useful entrance porch, benefiting from dual-aspect glazing, a rear access door and space for two appliances. A door leads through to the entrance hallway, presented with wood-effect flooring and a useful storage cupboard. The kitchen is fitted with a range of wall-mounted and base units with complementary roll-edge work surfaces, tiled splashbacks, built-in double oven, four-ring gas hob with extractor hood, 1.5-bowl sink and drainer, and boiler. The principal reception room is presented with carpet flooring and provides open access into the extended further living space, creating an excellent additional area for comfortable sitting and formal dining. There are two double bedrooms, with the principal bedroom benefiting from built-in wardrobes. Completing the accommodation is the bathroom, fitted with a three-piece suite comprising a bath with shower over and screen, wash basin and WC, with tiled surrounds and heated towel rail.

Outside

To the front of the property is a paved driveway providing off-road parking, alongside a well-established front garden featuring a variety of mature shrubs, planting and lawn. Gated side access leads through to the generous rear garden, which offers an excellent degree of privacy and is thoughtfully landscaped with paved patio seating areas, gravelled sections, established borders, mature hedging and a variety of shrubs and trees. The garden also benefits from a greenhouse and offers a range of attractive seating and entertaining areas, making this a versatile and enjoyable outdoor space.

Planning Permission Granted – Planning permission is granted for a single storey new dwelling at 11 Danehill, Ratby, Leicestershire LE6 0NG in accordance with the terms of the application, ref 25/00201/FUL, subject to the conditions in the schedule found on the Hinckley & Bosworth Council!



Location

Ratby is a popular village location which benefits from amenities including a Co-op, local public house, hair salon, doctors and primary school. There are beautiful walks in Ratby including through Martinshaw Woods. The village has excellent transport links to the A46 and A50. Leicester City Centre is a 10 minute drive away.

Tenure & Council Tax

We understand the property to be FREEHOLD with vacant possession upon completion. Hinckley & Bosworth Council - Tax Band B. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

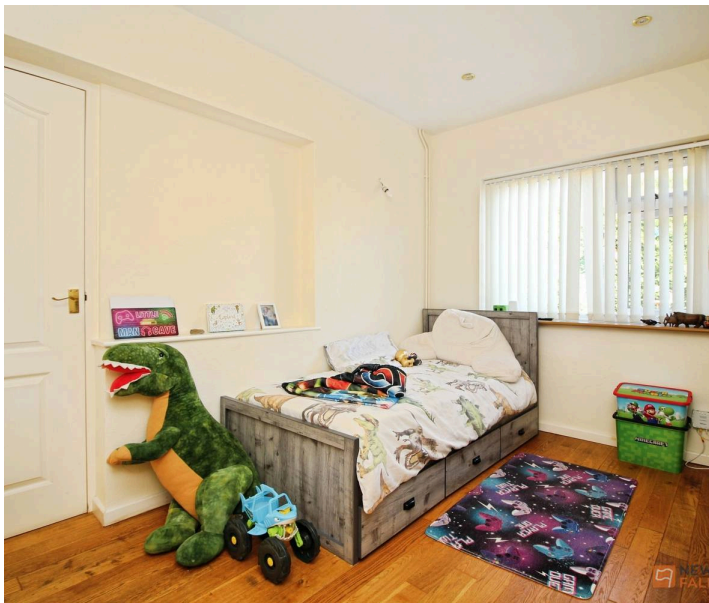
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Making an Offer

"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks."





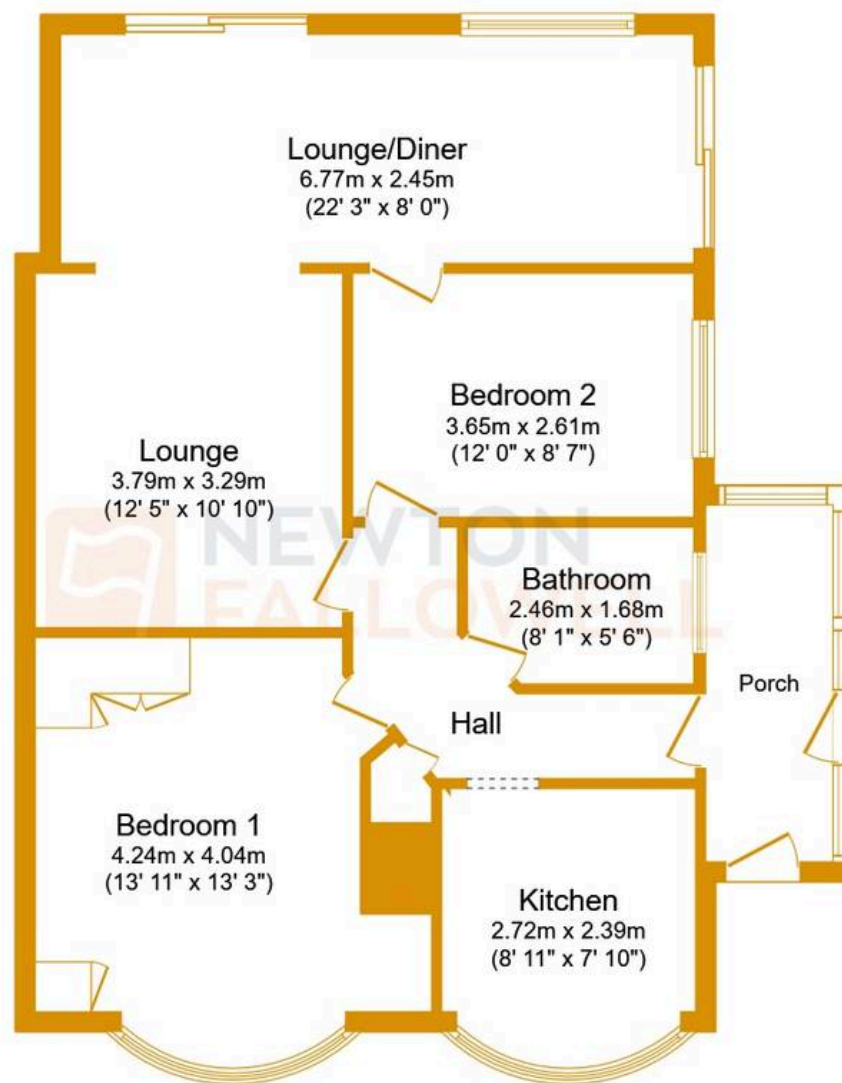
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Agents Note

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. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements (width x length), floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.





Floor Plan

Total floor area: 80.7 sq.m. (869 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

