



9 Gillbank Drive  
Ratby, LE6 0NH

£265,000



## 9 Gillbank Drive

Ratby, Leicester, LE6 0NH

A well presented semi detached bungalow in quiet residential location in this popular village with good amenities, offered to the market with no upward chain! The property is in generally good decorative order with full gas central heating, UPVC double glazing, PVC fascias, gutters and conservatory to rear. The accommodation comprises, hall, lounge, kitchen, 2 bedrooms, shower room. Delightful gardens to front and rear, driveway to detached garage. Early viewing advised. Freehold. Council Tax band B

### Entrance Hall

UPVC double glazed entrance door, radiator, access to insulated loft with retractable ladder.

### Lounge

13'7" x 11'10" (4.15 x 3.62)

UPVC double glazed picture window to front, radiator, fitted carpet, coving to ceiling, electric fire.

### Kitchen

8'10" x 7'10" (2.70 x 2.40)

UPVC double glazed window to front & side, vinyl flooring, fitted with a range of base, drawer & eye level units, work surfaces, one and a half bowl sink unit with mixer tap, radiator. Provision for cooker and washing machine, space for fridge/freezer. Wall mounted combi boiler (2024).

### Conservatory

9'5" x 9'3" (2.89 x 2.82)

UPVC double glazed conservatory with brick base, polycarbonate roof, door to garden.

### Bedroom One

12'4" x 10'8" (3.77 x 3.27)

UPVC double glazed window to rear, fitted carpet, radiator, coving to ceiling.

### Bedroom Two

12'0" x 8'2" (3.66 x 2.50)

UPVC double glazed window to rear fitted carpet, radiator, coving to ceiling, UPVC tilt & slide door to conservatory.

### Shower Room

UPVC double glazed opaque window, chrome heated towel rail, vinyl flooring, fully tiled walls, extractor fan, shower cubicle with mains shower, vanity wash hand basin, wc.

### Outside

The open plan front garden has gravelled area, shrubs & flower beds, tarmac driveway providing parking for 3 cars in tandem leading to single detached sectional garage with up & over door.

The rear garden has patio, lawn, shrubs, trees, shed, fully fenced hedges.

### 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](http://www.hinckley-bosworth.gov.uk))

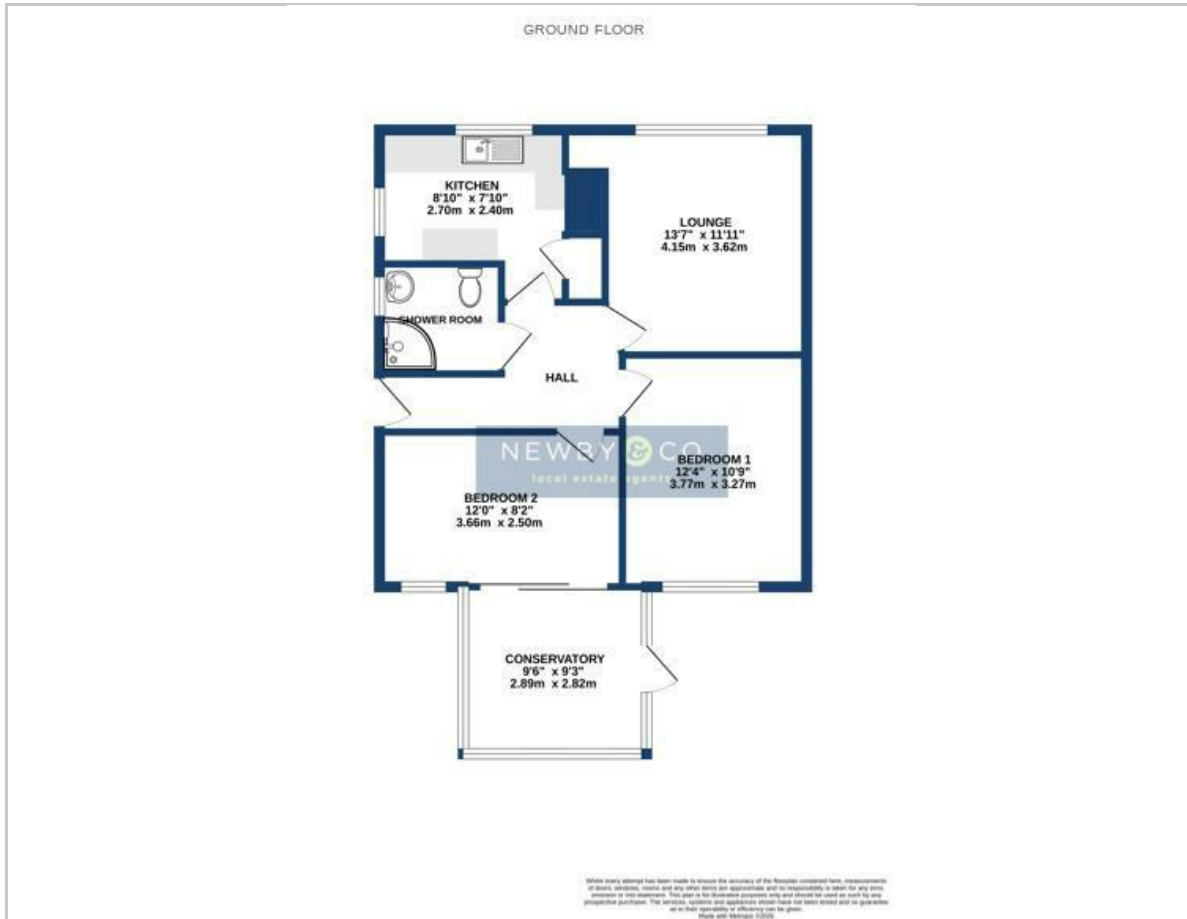
It has a Council Tax Band of B which means a charge of £1897.90 for tax year ending March 2027

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](http://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

