



24 Ratby Lane, Leicester Forest East - LE3 3LF

Offers Over £280,000

 **NEWTON FALLOWELL**

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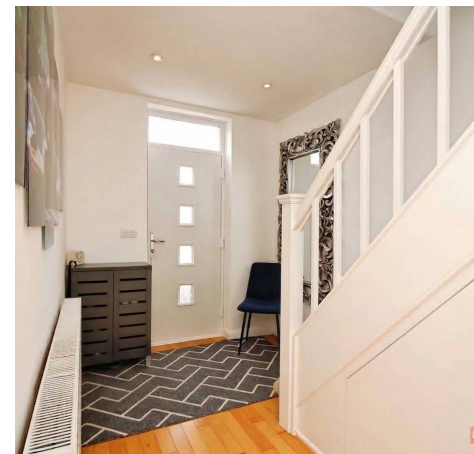
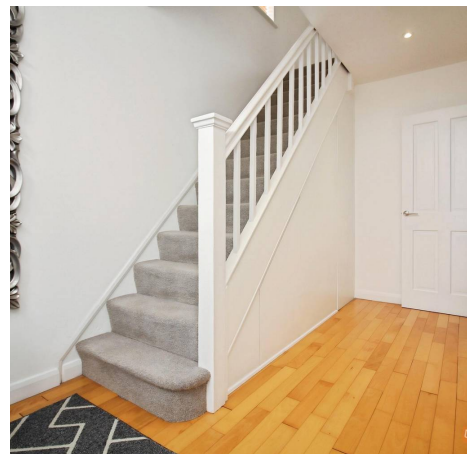
Leicester Forest East, Leicester

Boasting an extension to the rear, this three bedroom semi detached home represents an exciting opportunity for families to acquire a home situated within walking distance to Fossebrook Primary School and local amenities, perfect for growing families and must be viewed in person to be fully appreciated. The gas centrally heated and double glazing accommodation includes an entrance hall, plentiful reception space, kitchen, utility and downstairs WC. Upstairs you will find three bedrooms and a contemporary bathroom. The plot features off road parking to the front, carpet and rear garden. The property is well placed for access to the motorway, M69 and A46 and is within close proximity to the local school and Fosse Park Shopping and therefore a viewing is strongly recommended to avoid disappointment.

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Three bedroom family home
- Extended across the rear
- Larger than normal plot with parking for multiple cars
- Modern fitted kitchen & utility room
- Ground floor WC
- Ideally located for access to major road links
- Need independent mortgage advice? Get in touch today!
- Tenure - Freehold / Tax Band B
- EPC Rating D
- Viewings strictly by appointment only!





Welcome to your new home

Upon entering the home, you are welcomed by a bright entrance hallway with oak flooring and useful understairs storage. A door leads into the neutrally decorated reception room, offering a versatile space for sitting or dining, with open access through to the further living area. The living space benefits from a walk-in bay window to the front and doors opening onto the rear garden. The kitchen is fitted with a range of soft-close units, butcher block work surfaces, deep pan drawers, a built-in oven and four-ring gas hob with angled extractor over. Further features include tiled splashbacks and spotlights. A separate utility room provides additional worktop and storage space, plumbing for a washing machine and tiled splashbacks. A convenient ground-floor WC completes the accommodation.

Moving upstairs

Ascending to the first floor, the landing provides access to three well-proportioned bedrooms, two of which are comfortable doubles benefiting from built-in wardrobes. The family bathroom is fitted with a modern three-piece suite comprising a spa bath with shower over, vanity wash hand basin and low-level WC set within a fitted cabinet. Further features include a UPVC double-glazed window, tiled walls and flooring, recessed spotlights and a radiator.

Outside

The property benefits from a larger than normal block-paved frontage, providing ample off-road parking for numerous vehicles. Double gated doors to the side give access to a useful carport. To the rear is a family sized garden, comprising a paved patio area and lawn, providing a versatile outdoor space.



Location

The property is situated within the highly sought after residential area of Leicester Forest East, some four miles west of Leicester. The area boasts nearby a pharmacy, dentist, opticians, Library and Post Office and many recreational facilities including Rainbows, Brownies, Guides, Scouts, Beavers, Bridge and Gardening Clubs. The area is served by Forest House Medical Centre and Public Houses include The Red Cow and Forest Park Inn. Local supermarket facilities can be found at the Co-op Tesco Express and Premier Convenience Store and more comprehensive shopping can be found at Fosse Park Shopping Centre and Leicester City centre. For the commuter, the M1 is accessible at Jct 21 which intersects with the M69. There are rail services available from Narborough and also Leicester and which has services to London St Pancras International, which can be reached in approximately 1 hour.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Blaby District 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.

Need Independent Mortgage Advice?

We are pleased to introduce EVERYONE MORTGAGES, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. They can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.



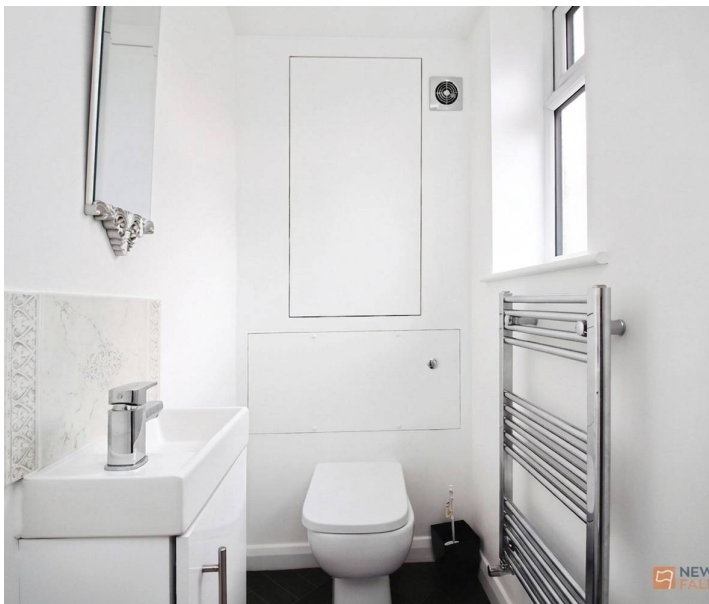


Making an Offer

"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."

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.



Referrals

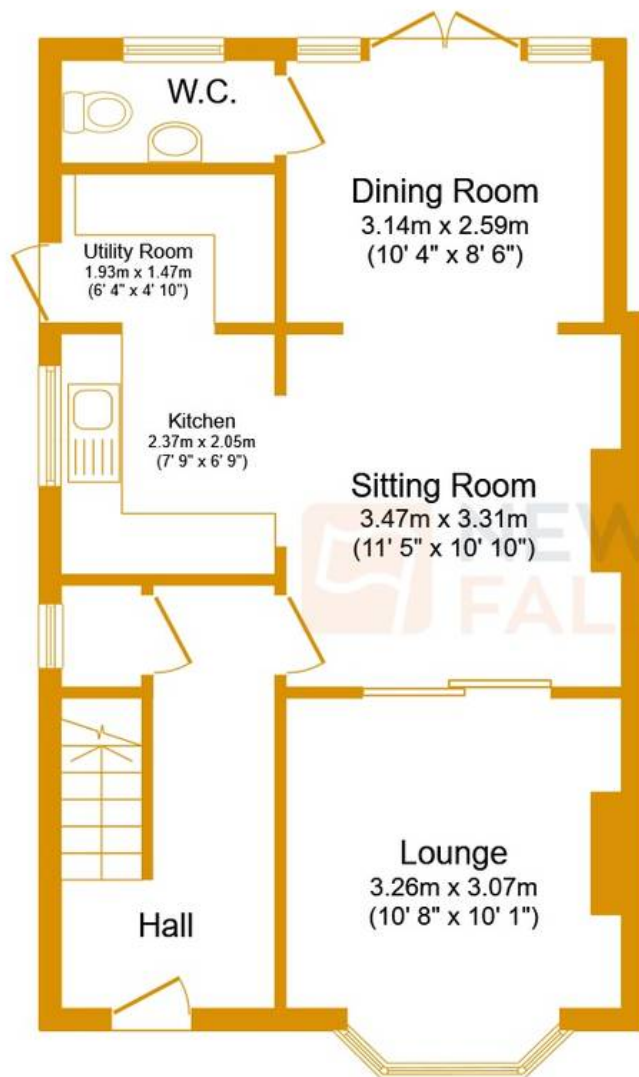
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB (Everyone Mortgages) to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

Thinking of Selling?

If you're considering a move, our team would be delighted to provide a complimentary, no-obligation valuation of your home, along with tailored advice on achieving the best possible result.







Ground Floor



First Floor

Total floor area: 88.7 sq.m. (955 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



Newton Fallowell LFE

Newton Fallowell, 18 Hinckley Road - LE3 3GH

01163665666 · lfe@newtonfallowell.co.uk · www.newtonfallowell.co.uk/



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