

JAMES SELICKS

BADGERS BARN

BURROUGHS ROAD
RATBY
LEICESTERSHIRE
LE6 0XZ

GUIDE PRICE £550,000



Situated close to the beautiful Burroughs Wood, this charming two-bedroom barn conversion occupies a delightful plot and enjoys far-reaching countryside views in a truly picturesque location.

Entrance hall • cloakroom • dining kitchen • sitting room • two double bedrooms • bathroom • driveway • garden • underfloor heating to ground floor • CCTV • EPC - D

Location

The property is located on the peripheries of Ratby, a thriving west Leicestershire village offering a wide range of shopping facilities, parish church, local schooling and a variety of sporting and social activities, plus convenient access via the A46 western bypass to the M1/M69 motorway networks and Fosse Retail Park.

Accommodation

The ground floor of the property, which benefits from underfloor heating throughout, is entered via an inviting hallway featuring tiled flooring. This space has a window to the front, houses a striking oak staircase rising to the first floor with a useful understairs storage cupboard beneath, and an original glazed internal window offering a charming glimpse into the kitchen. Leading off the hallway is a convenient cloakroom, fitted with a WC and wash hand basin with storage beneath.

The dining kitchen is generously proportioned, with stone effect tiled flooring and inset ceiling spotlights throughout, complemented by characterful exposed beams. The kitchen area boasts a good range of eye and base level units and drawers finished in a soft grey-blue tone, with stone effect preparation surfaces and splashbacks, and an undermounted sink with mixer tap. Integrated appliances include a Logik fridge and freezer, Electrolux oven, a Neff hob with stainless steel extractor fan over. There is also an integrated slimline dishwasher (currently not in working order) and space/plumbing for a washing machine. A lovely dining area with feature pendant lighting enjoys a window overlooking the garden.

The sitting room is a superb, light-filled space featuring full height windows taking best advantage of the view, and patio doors opening directly onto the garden. There is attractive wooden flooring and a beautiful brick built fireplace with a wooden lintel and inset log burner, creating a cosy focal point.

The first floor landing offers a generous space with room for freestanding furniture. The principal bedroom is a spacious double, complete with a range of fitted wardrobes, exposed original beams and three Velux windows allowing for an abundance of natural light.

The second bedroom is another well-proportioned double, currently utilised as a dressing room/home office, it benefits from a fitted wardrobe, additional storage cupboard, built-in desk, exposed beams and two Velux windows, along with a charming side window offering lovely green views.

The bathroom is fitted with a bath with shower over, a corner shower enclosure with drench shower head, a WC and a wash hand basin with storage. The space features wood-effect tiled flooring, tiled walls, a chrome heated towel rail and a Velux window.







Outside

The property is approached via a private gated stone driveway providing ample parking. The grounds are predominantly laid to a beautifully maintained patio, offering a perfect space for outdoor entertaining, along with lawned areas and a useful external shed. The garden enjoys sunlight throughout the day and boasts stunning rural views from all aspects.

Tenure: Freehold.

Listed Status: None.

Conservation Area: None.

Local Authority: Hinckley & Bosworth Council

Tax Band: tbc

Services: Offered to the market with all mains services and oil-fired central heating.

Broadband delivered to the property: Independent supplier, speed unknown.

Construction: Believed to be standard.

Wayleaves, Rights of Way & Covenants: The driveway to the property is shared with other properties. There is also a right of way across the adjoining paddock, though rarely used.

Please Note: A contribution is made towards maintenance of the electric gates and bore hole.

Flooding issues in the last 5 years: None our Clients are aware of.

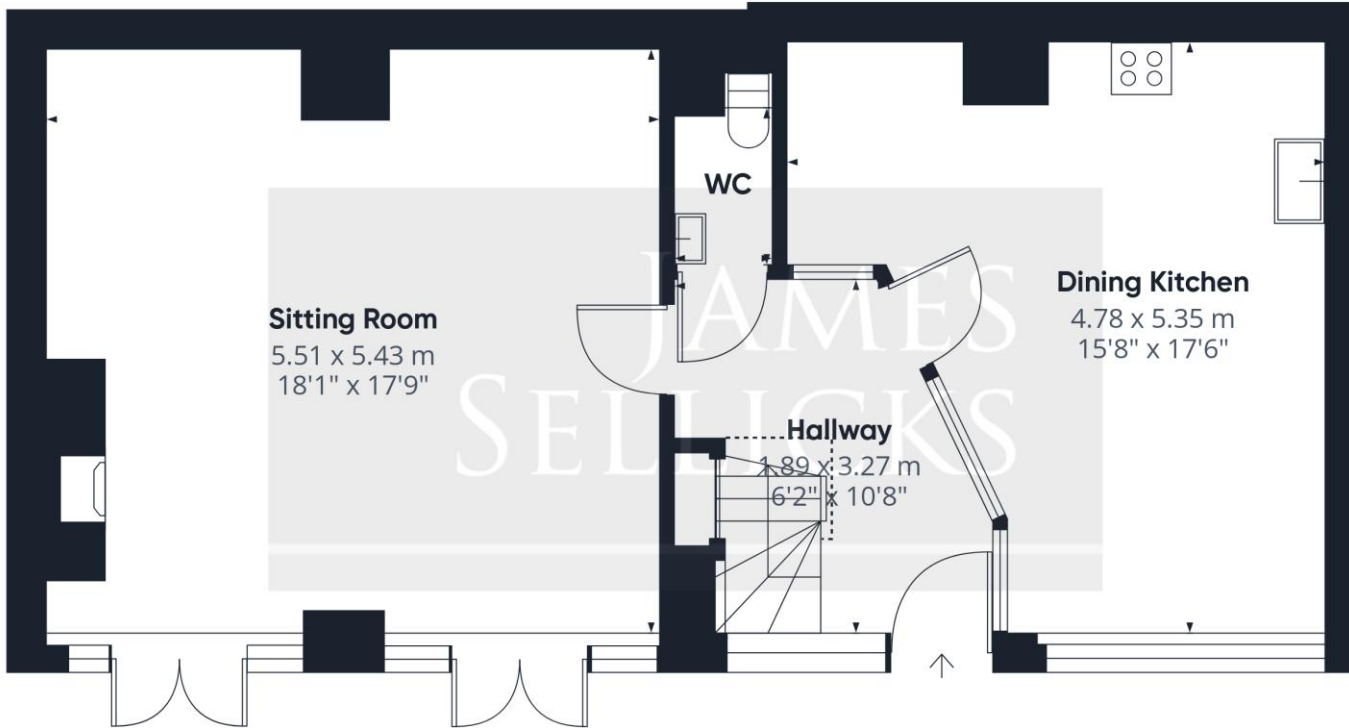
Planning issues: None our Clients are aware of.

Accessibility: two-storey property. No specific accessibility modifications made.

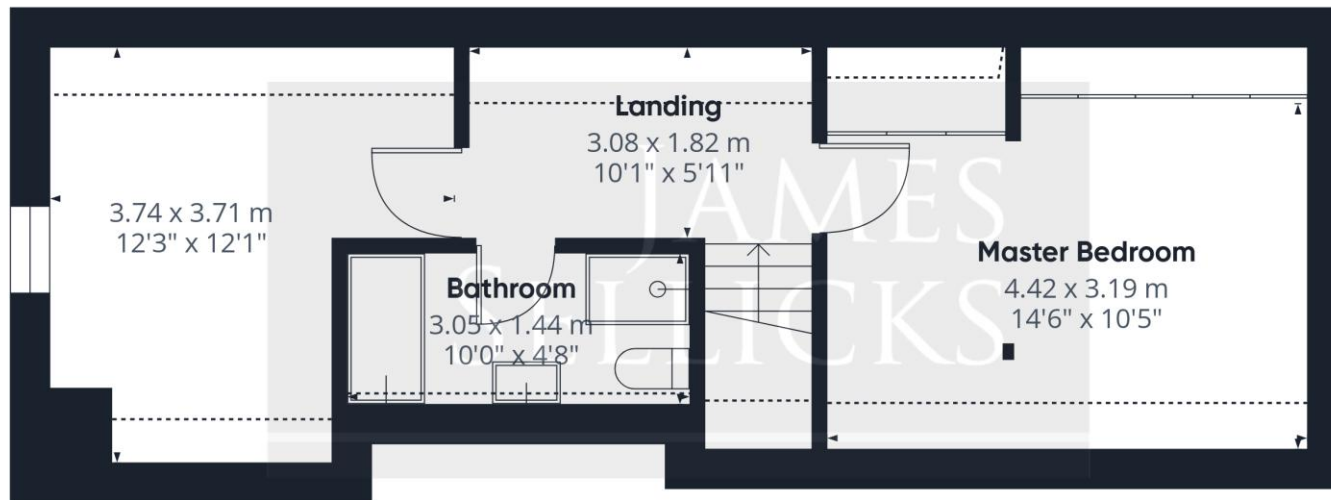








Floor 1



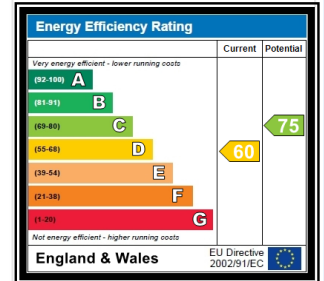
Floor 2

Approximate total area⁽¹⁾

96.5 m²
1038 ft²

Reduced headroom

6.5 m²
70 ft²



(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

