



8 Groby Road
Ratby, LE6 0LJ
£395,000



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Ratby, Leicester, LE6 0LJ

A particularly spacious extended 4 bedroom detached family home situated in non-estate location close to excellent village amenities, shops, schools, pubs & major road links. The property benefits from full gas central heating, UPVC double glazing to majority of windows. The accommodation offering some scope for further improvement comprises porch, hall, cloaks/wc, 20' lounge, 18' family room, dining room, fully fitted modern kitchen with granite worktops & appliances, large integral garage. Upstairs, landing, 4 bedrooms, bathroom with bath & separate shower. 60' South facing rear gardens. Potential to be a lovely family home - viewing highly recommended! NO UPWARD CHAIN! Freehold. Council tax band E

Porch

UPVC double glazed entrance door, tiled floor, door to garage.

Entrance Hall

Reeded glazed inner door, laminate floor, radiator, stairs to first floor.

Cloaks/wc

Fitted with wash hand basin, wc

Lounge

20'2" x 11'9" (6.16m x 3.60m)

A really spacious living room with aluminium double glazed sliding patio doors to rear, two radiators, fitted carpet, gas fire

Family Room

17'11" x 9'10" (5.47m x 3.00m)

A second exceptional reception room. UPVC double glazed windows, floor to ceiling aluminium double glazed panels, fitted carpet, radiator.

Dining Room

11'0" x 9'7" (3.36m x 2.93m)

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

Kitchen

9'6" x 8'11" (2.92m x 2.72m)

UPVC double glazed window to front & single door to side. A range of base, drawer and eye level units with granite work surfaces, one-and-a-half bowl sink unit with mixer taps. Appliances include a Neff built-in stainless steel double oven and induction hob with extractor hood, dishwasher. There is also space and provision for washing machine and a wall mounted boiler. Understairs cloaks store.

First floor: Landing

UPVC double glazed opaque window at stair turn, fitted carpet, coving to ceiling, access to boarded loft with light and retractable ladder.

Bedroom One

10'11" x 10'9" (3.35m x 3.30m)

UPVC double glazed window to rear, fitted carpet, radiator, built-in wardrobes.

Bedroom Two

11'9" x 9'7" (3.60m x 2.94m)

UPVC double glazed window to front, fitted carpet, radiator, built-in wardrobes.

Bedroom Three

11'3" x 8'11" (3.45m x 2.72m)

UPVC double glazed window to rear, fitted carpet, radiator, built-in wardrobes.

Bedroom Four

8'11" x 7'0" (2.72m x 2.15m)

UPVC double glazed window to side, fitted carpet, radiator.

Bathroom

9'7" x 7'11" (2.93m x 2.42m)

Two UPVC double glazed opaque windows, a white suite comprising of panelled bath, separate shower cubicle, vanity wash hand basin, wc. Chrome heated towel rail, airing cupboard housing hot water cylinder.

Outside

To the front of the property is an open plan garden with lawn, shrubs & a driveway for one car in front of the garage.

The rear gardens are well maintained, South facing, approx 60' long and comprise of a patio, lawns, trees, shrubs. Fully fenced boundaries and gated side access.

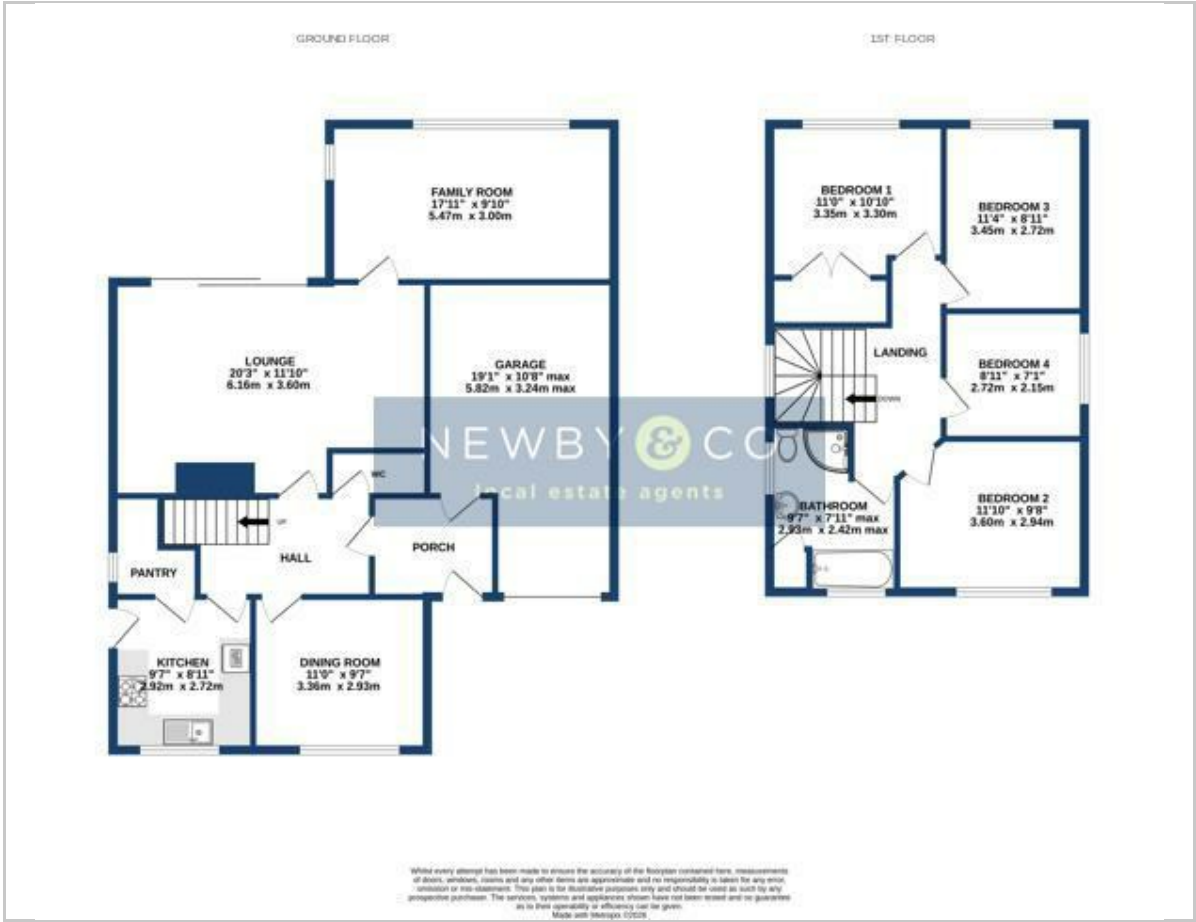
Garage

19'1" x 10'7" max (5.82m x 3.24 max)

With up-and-over door, light & power, loft space.



Floor Plan



Viewing

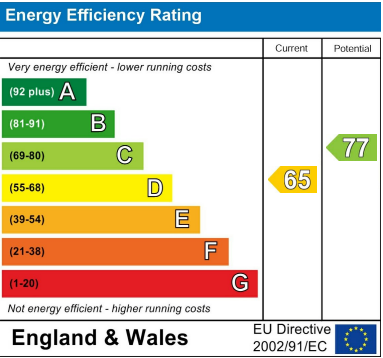
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Area Map



Energy Efficiency Graph



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