

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
Company Number: 11832775 (Registered in England and Wales)

T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk



119 MAIN STREET, RATBY, LE6 0LN

OFFERS OVER £220,000

Located within easy walking distance of Ratby village centre, this well-presented three-storey family home, built in 2010, offers spacious and modern accommodation throughout. The property comprises a fitted kitchen, generous lounge, downstairs WC, three bedrooms, a family bathroom, and a principal bedroom with fitted wardrobes and an en-suite shower room. Additional features include panelled internal doors, double glazed windows, gas central heating, and wired smoke alarms. Outside, the property benefits from an enclosed rear garden & two allocated parking spaces and enjoys a convenient village location close to local amenities, schools, and transport links.



TENURE

Freehold

Council tax band B

ACCOMMODATION

Canopy porch to composite front door to

ENTRANCE HALLWAY

With intruder alarm, key pad, doorbell charm, Honeywell wall mounted heating thermostat, double panel radiator, wired in smoke alarm, door to

DOWNSTAIRS WC

6'0" x 6'2" (1.85 x 1.89)

With wood effect vinyl flooring, single panel radiator, pedestal wash hand basin and chrome mixer tap, tiled splashbacks, vanity toilet unit with shelving, extractor fan.



LOUNGE

13'9" x 10'8" (4.21 x 3.27)

With two double panel radiators, TV aerial point, feature fireplace with marble backing and hearth incorporating electric fire, UPVC SUDG french doors to rear garden.



KITCHEN

9'8" x 8'5" (2.95 x 2.58)

With tile flooring, a range of matt wood effect handle less floor standing kitchen cupboard units with Neff built in dishwasher, Hisense oven, four ring gas hob and extractor above, one a half stainless steel drainer sink with chrome mixer tap, granite effect working surfaces, built in fridge freezer, a range of matching wall cupboard units one housing the Glow Worm conventional boiler for gas central heating, wired in smoke alarm, Honeywell heating programmer, double panel radiator.



FIRST FLOOR LANDING

With wired in smoke alarm, double panel radiator.

BEDROOM TWO TO FRONT

13'9" x 8'8" (4.21 x 2.66)

With double panel radiator.



BEDROOM THREE TO REAR

8'0" x 10'3" (2.46 x 3.13)

With double panel radiator.



FAMILY BATHROOM

5'4" x 10'3" (1.64 x 3.14)

With wood effect vinyl flooring, three piece suite consisting low level WC, vanity wash hand basin with storage beneath chrome mixer tap above, panel bath with chrome mixer taps and hand attachment, tiled surrounds, extractor fan, shaver point, double panel radiator.



SECOND FLOOR

Door to

BEDROOM ONE

12'9" x 13'10" (3.91 x 4.22)

With a double panelled radiator, TV aerial point, two Velux windows, built in wardrobes, bedside tables and cupboards with matching dressing table, loft access, door to



ENSUITE BATHROOM

13'8" x 7'11" (4.19 x 2.43)

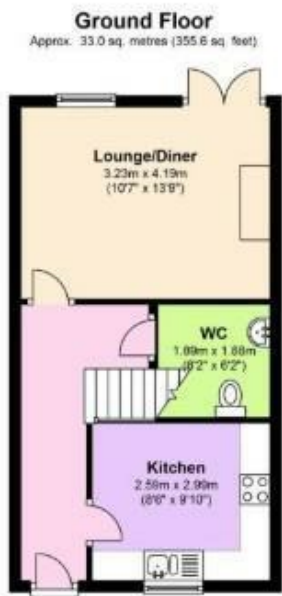
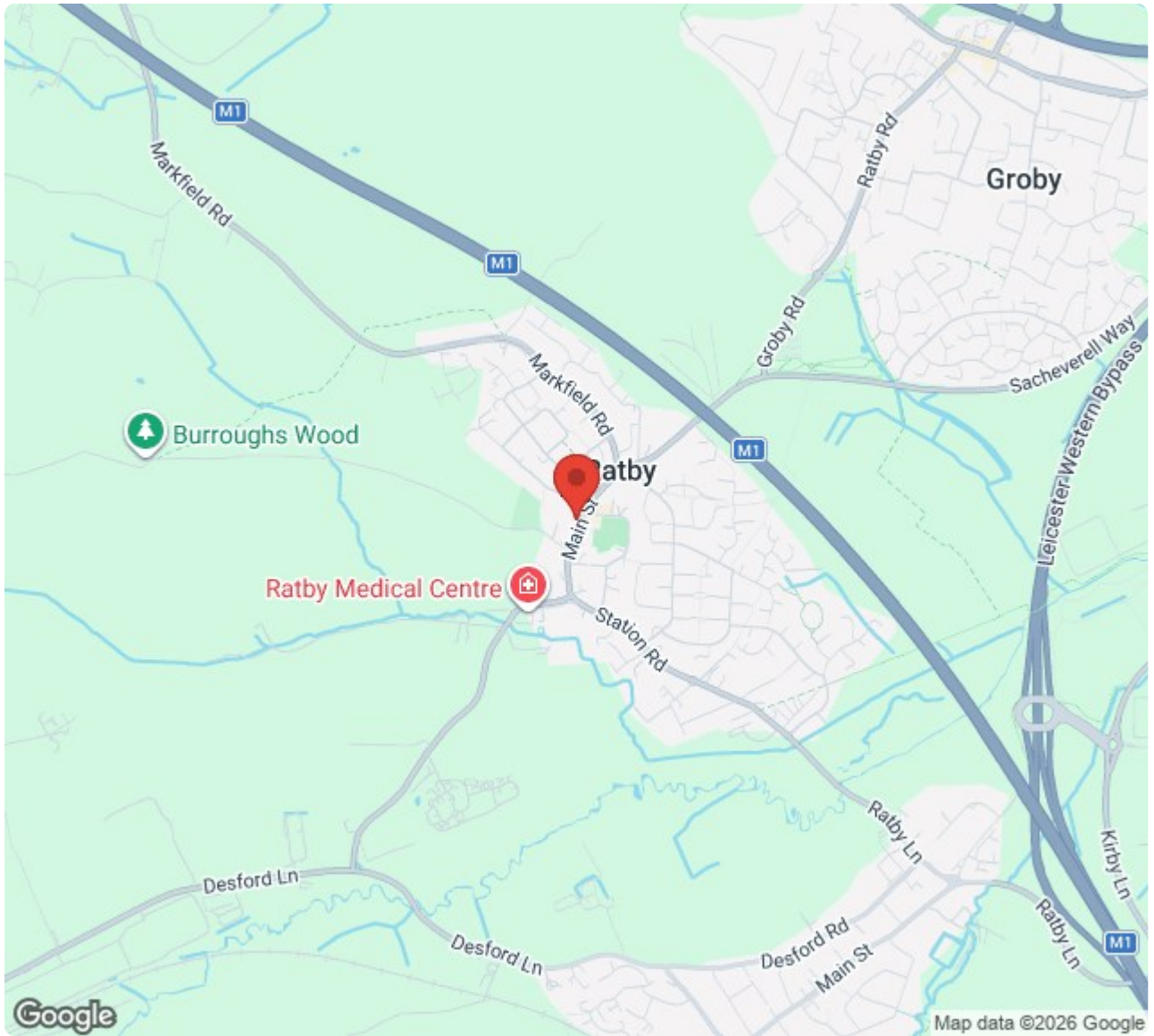
With double panel radiator, three piece suite consisting low level WC, pedestal wash hand basin with chrome tap, tiled splashbacks, panel bath with chrome mixer tap bar shower above, extractor fan, inset ceiling spotlights, shaver point, cupboard housing the immersion tank.



OUTSIDE

Outside the property to front the house is set well back from the road with a concrete slab path leading to the front door beyond wrought iron fencing with mature shrubs and outside lighting. Outside the property to the rear is a concrete slab path adjacent to the back of the house, the garden is predominately laid to lawn beyond a retaining wall with a concrete path leading to the timber gate lead to the two allocated parking spaces, the garden is fenced and enclosed.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		90
(81-91)	B		
(69-80)	C	79	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		90
(81-91)	B		
(69-80)	C	79	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Scrivins & Co
Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
Company Number: 11832775 (Registered in England and Wales)

T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk