Holders

A Modern Estate Agent

19 Cottage Close, Leicester, LE6 0XY

£269,995

Offered with no upward chain, this attractive three-bedroom home provides approximately 765sq ft of well-planned accommodation, including a spacious lounge/diner, white gloss fitted kitchen, family bathroom and two bedrooms with fitted wardrobes. Externally, the property benefits from a gravelled driveway, single garage and landscaped rear garden with raised patio, mature trees and established shrubs.

Summary

Offered to the market with no upward chain, this well-proportioned three-bedroom home occupies an attractive position within this established residential development in the popular village of Ratby. Extending to approximately 765 sqft and arranged over two floors, the property offers a well-planned layout with generous living accommodation, a single garage, driveway parking and an attractive landscaped rear garden.

The property is approached via a driveway with lawned frontage and access to the single garage. Upon entering, the welcoming hall provides access to the spacious lounge/diner, which offers an excellent principal reception space with ample room for both comfortable seating and dining furniture. The adjoining fitted kitchen is finished with white gloss cupboards and provides a practical range of storage and preparation space, together with a door leading directly out to the rear garden.

Stairs rise from the hall to the first-floor landing, where all three bedrooms and the family bathroom are located. The principal bedroom is well proportioned and benefits from fitted wardrobes, while the second bedroom also features fitted wardrobes, providing excellent built-in storage. The third bedroom offers a versatile additional room, ideal for a child's bedroom, home office or dressing room. The landing also provides access to the loft.

The fitted family bathroom comprises a three-piece suite including a low-level WC, wall-hung wash basin and walk-in shower with glass screen, providing a practical and contemporary bathroom facility.

The rear garden is a particular feature of the property, with a raised patio seating area providing an ideal space for outdoor dining and entertaining. Steps lead down to landscaped lawns, which are complemented by a selection of mature trees and established shrubs, creating a pleasant and private outdoor setting.

Situated within the popular village of Ratby, the property is conveniently positioned for local amenities, schooling, countryside walks and transport links, with Leicester and the surrounding areas readily accessible. Offered with no upward chain, this appealing home presents an excellent opportunity for first-time buyers, families or those looking to downsize, with viewing highly recommended.

Disclaimer

1. Intending purchasers will be asked to produce identification documentation.

2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.

3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

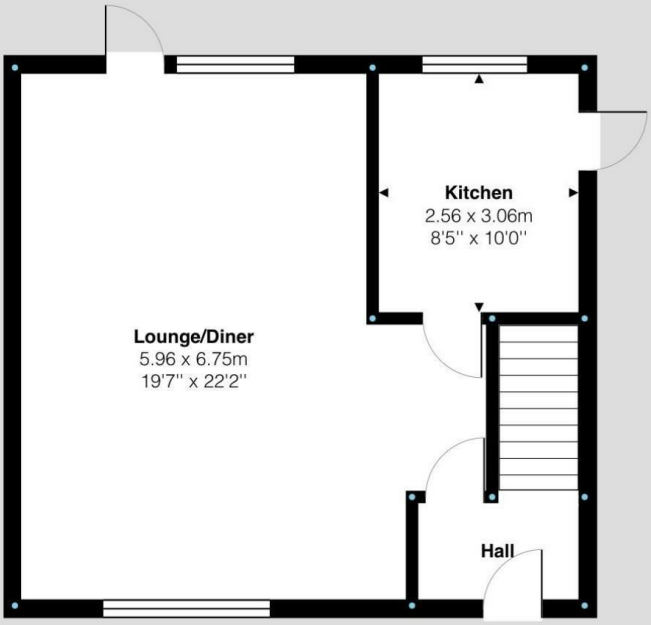
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

Extra Information

To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/en-gb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan



Cottage Close, Ratby
Internal Square Footage: Approx 765 sq.ft

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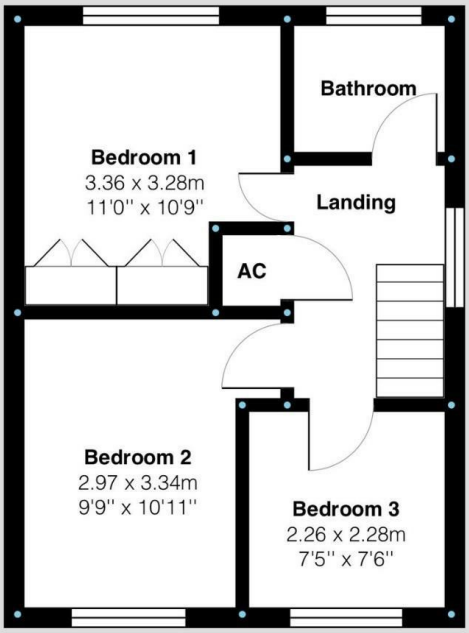

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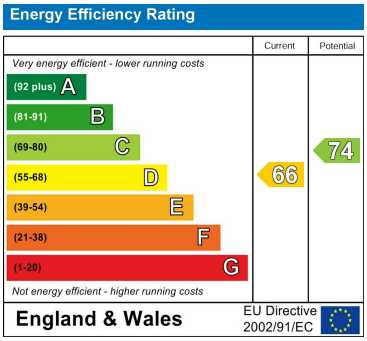
Area Map

Energy Efficiency Graph



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