



29 Ratcliffe Road
Thrussington, LE7 4UF

£310,000



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Thrussington, Leicester, LE7 4UF

A delightful early Victorian 2 bedroom terraced cottage situated in the heart of a very sought after small village in the Wreake Valley, being within 2 minutes of A46, 15 minutes to M1 and 40 minutes to East Midlands Airport. Offering an abundance of character this property is well maintained with full gas central heating, UPVC double glazing (Georgian style panes in keeping with the original character) a modern fitted kitchen and bathroom with white suite. Accommodation comprises hall, dining/sitting room, lounge with open fire grate, kitchen with oven/hob, fridge/freezer. Upstairs, landing, 2 double bedrooms, bathroom. The rear garden is approx 100' long. Internal inspection highly recommended. Freehold. Council tax band C

Hall

A centrally located hall with stairs to first floor. Hardwood timber panelled entrance door, timber latched doors to left & right leading to respective reception rooms, fitted carpet.

Lounge

11'10" x 11'2" (3.63m x 3.42m)

A dual aspect living room with tremendous character from the beams and the attractive fireplace. UPVC double glazed windows each with Georgian style panes to front and rear, double panelled radiator, neutral charcoal coloured fitted carpet, beams to ceiling, a pewter open fire grate set in pine fire surround, useful large under-stairs store.

Dining/Sitting Room

11'10" x 11'7" (3.62m x 3.55m)

UPVC double glazed window with Georgian style panes to front, neutral charcoal coloured fitted carpet, beams to ceiling, double panelled radiator, oak corner unit housing electric meter & consumer unit.

Kitchen

10'8" x 7'10" (3.27m x 2.41m)

A well equipped modern fitted kitchen. UPVC double glazed windows to side and rear, hardwood stable door to rear. Fitted with a modern range of base, drawer & eye level units, work surfaces, one and a half bowl stainless steel sink unit with mixer taps. Appliances include a built-in electric oven with gas hob & extractor hood, integrated fridge/freezer. Tiled floor, spotlights to ceiling.

First Floor Landing

Fitted carpet, bedrooms issue off to left and right, bathroom directly ahead.

Bedroom One

11'10" x 11'7" (3.62m x 3.55m)

A good sized double bedroom. UPVC double glazed window with Georgian style panes to front, neutral oatmeal fitted carpet, double panelled radiator, recessed cupboard offering hanging space, access to loft.

Bedroom Two

11'10" x 11'9" (3.63m x 3.59m)

Another double bedroom, this one having dual aspect. UPVC double glazed windows to

front & rear each with Georgian style panes, neutral oatmeal fitted carpet, double panelled radiator, built-in wardrobes offering hanging space & shelving.

Bathroom

8'0" x 7'7" (2.46m x 2.33m)

UPVC double glazed opaque windows to side & rear, anthracite coloured heated towel rail, stone tile-effect vinyl flooring, shelved linen cupboard. A white suite comprising of a panelled bath with mains twin-head shower over and glass screen, large pedestal wash hand basin, wc, extractor fan.

Outside

To the front of the property is street parking only.

There is a shared gated entry to the side of the property which is used by other neighbours.

The rear gardens are slightly off-set and comprise of a long garden approx 100' with lawns, fenced boundaries, external power sockets.

There is a brick outbuilding directly adjacent to the kitchen with plumbing for washing machine.

Local Authority & Council Tax Info (Charnwood))

This property falls within Charnwood Borough Council (www.charnwood.gov.uk)

It has a Council Tax Band of C which means a charge of £2091.66 for tax year ending March 2027

Please note: When a property changes ownership local authorities do reserve the right to re-calculate council tax bands.

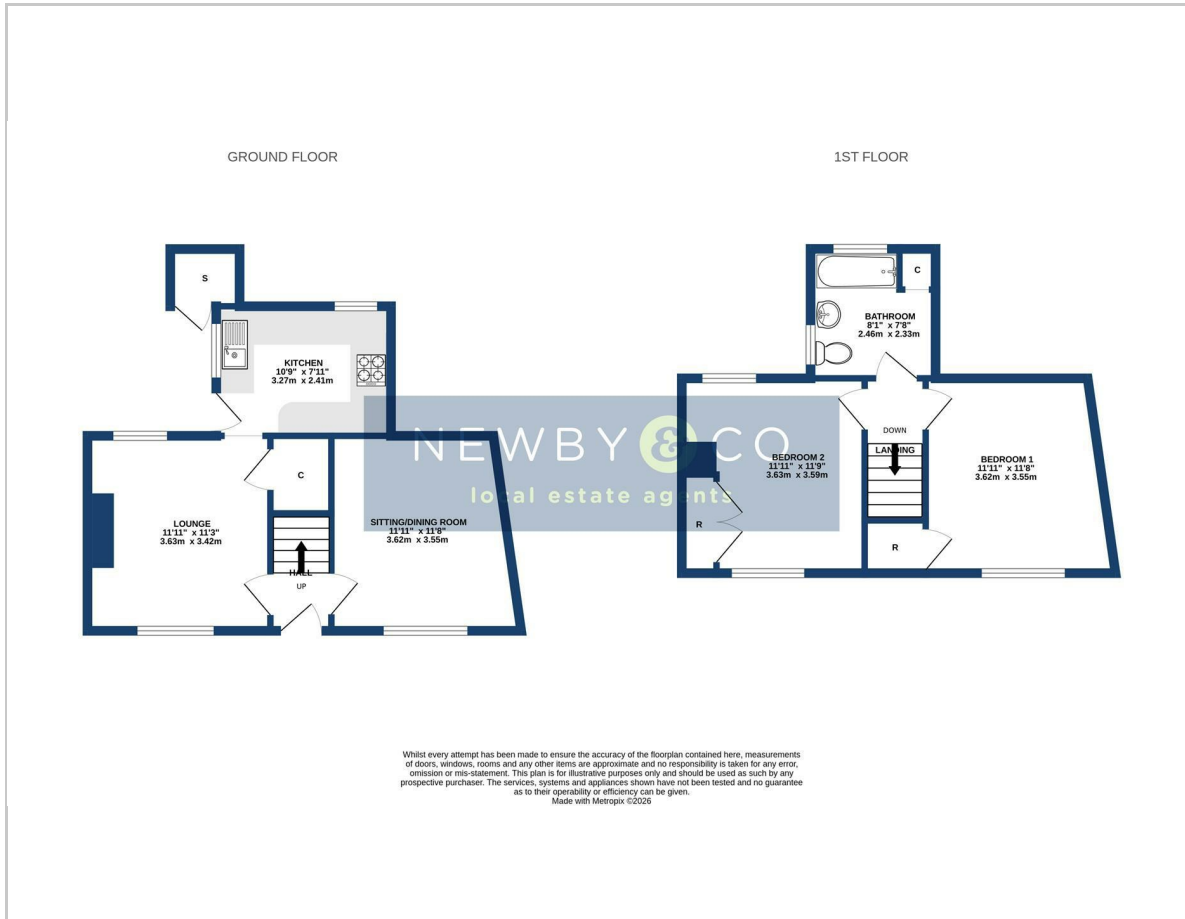
For more information regarding school catchment areas please go to www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school

Thrussington

Thrussington is a sought after, unspoilt village in the Wreake Valley with easy access to A46 leading to Leicester, Nottingham, Melton Mowbray & Loughborough. There is a thriving community spirit, a well regarded school, church, local deli/tearoom shop, The Star Inn which is a popular pub/restaurant with B&B rooms. There is open countryside on the doorstep with many walks incorporating the Leics Round.



Floor Plan



Viewing

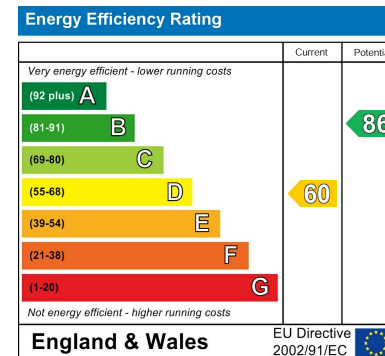
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Area Map



Energy Efficiency Graph



88 Faire Road, Glenfield,
Leics, LE3 8ED
Tel: 0116 2990 990
Email: sales@newbyandco.co.uk
newbyandco.co.uk



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local estate agents