

64 Markfield Road, Ratby - LE6 0LP

Guide Price £309,950

NEWTON FALLOWELL

The Property Ombudsman

64 Markfield Road

Ratby, Leicester

Extended to the rear, fall in love with this much improved three bedroom semi detached family home occupying a set back position in the sought after village of Ratby situated within walking distance to local amenities, Martinshaw Woods and schooling, making this a perfect home for growing families. Boasting an upgraded Worcester Bosch central heating boiler (Fitted 2024) and double glazed windows, the well proportioned and enlarged layout includes an entrance hall, lounge with bay, breakfast kitchen, dining room, modern shower room and 16ft conservatory. Upstairs you will find three bedrooms, the principal bedroom having the added luxury of an en-suite. Outside there is ample parking to the front giving access to the carport and garage, with a lawned garden at the rear. Being just a short walk away from the surrounding countryside but also being conveniently located for access to the motorway, an immediate viewing comes highly recommended.

Council Tax band: B

Tenure: Freehold

- Three bedrooms, principal bedroom with en-suite
- Extended semi detached home
- Larger than normal plot with ample parking
- Sought after village location
- Available with no upward chain
- 16ft conservatory to the rear
- Need independent mortgage advice? Get in touch today!
- Tenure - Freehold / Tax Band B
- EPC Rating TBC

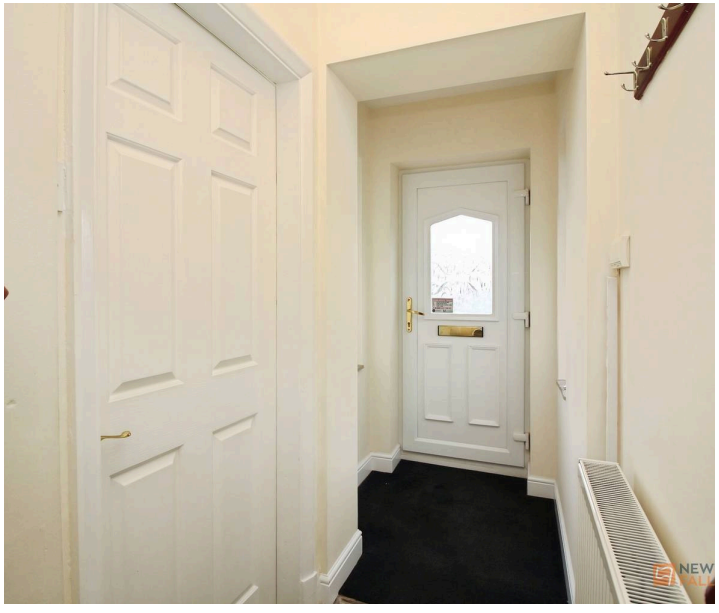














Welcome to your new home

Upon entry to your new home, you step into the welcoming hall featuring a staircase rising to the first floor and a door leading through to the reception room, flooded with an abundance of natural light provided by a walk in bay window to the front elevation. Positioned around a feature fireplace, there is carpet flooring and a door leading through to the breakfast kitchen, fitted with a range of units, work surfaces over, tiled splashbacks, sink and drainer, built in double oven, four ring gas hob with hood above and space for appliances. There is also a useful pantry. A door leads through to the extended reception room, perfect for formal dining. With a door to the carport and doors opening into the conservatory extension, with made to measure ceiling blinds, tiled flooring and access to the garden. There is also internal access to the garage. Completing the downstairs layout is the modern shower room comprising a shower cubicle, wash basin and WC, with complementary tiling.

Moving upstairs

Ascend to the first, the carpeted landing provides access to three well proportioned bedrooms, two of which are comfortable doubles and enjoy the use of built in wardrobes. The principal bedroom enjoys the added luxury of a shower room comprising a shower, wash basin and WC. There is also access to the loft space which boasts boarding, lighting and a ladder.

Outside

Situated in the popular village of Ratby, a particular selling feature of the accommodation is the larger than normal plot firstly offering a driveway providing off road parking and giving access to the carport which in turn leads to the single garage measuring 5.21m x 2.61m, with light and power and a rear access door. The rear garden is mainly laid to lawn, featuring a patio area adjacent to the home perfect for outdoor sitting and entertaining. There is also a timber shed and a decking area.

Location

Ratby is a popular village in West Leicestershire which has an impressive range of local amenities including shops, parish church, primary school, parks and there's a newly opened local medical centre. There are regular buses from the village to Leicester City Centre and the surrounding countryside provide pleasant walks and bridleways. The village is ideally placed for fast access onto the M1, M69 and A46 Western Bypass.

Tenure & Council Tax

We understand the property to be FREEHOLD with vacant possession upon completion. Hinckley & Bosworth - Tax Band B. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

Need Independent Mortgage Advice?

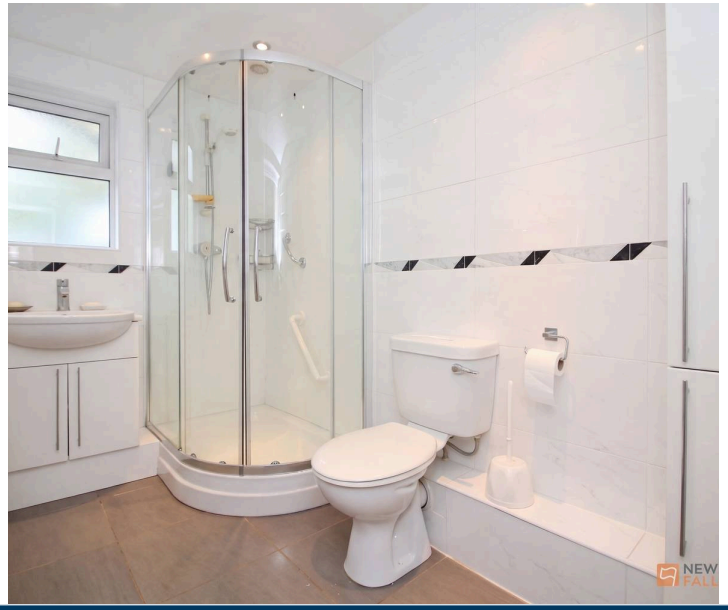
We are pleased to introduce EVERYONE MORTGAGES, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. They can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.













Agents Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements (width x length), floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

Referrals

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB (Everyone Mortgages) to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

Free Property Valuations

If you're considering a move, our team would be delighted to provide a complimentary, no-obligation valuation of your home, along with tailored advice on achieving the best possible result.

Making an Offer

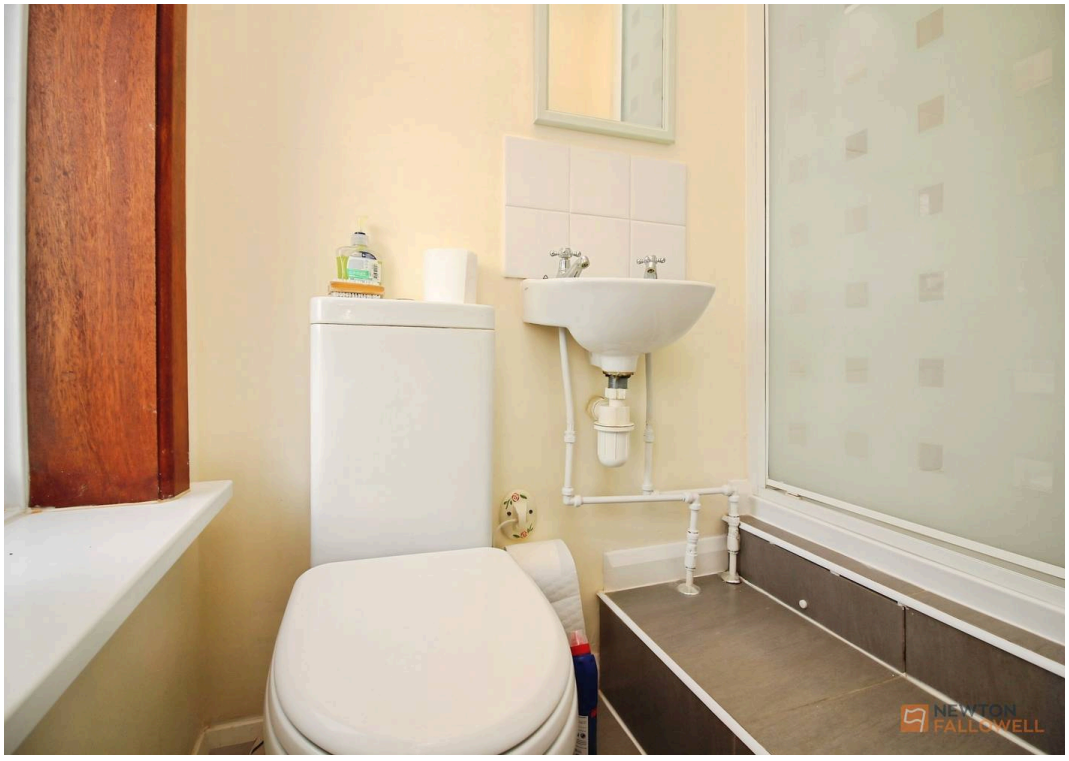
"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Landmark if you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £48 (plus VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), and is non-refundable. We will receive some of the fee taken by Landmark to compensate for its role in the provision of these checks."





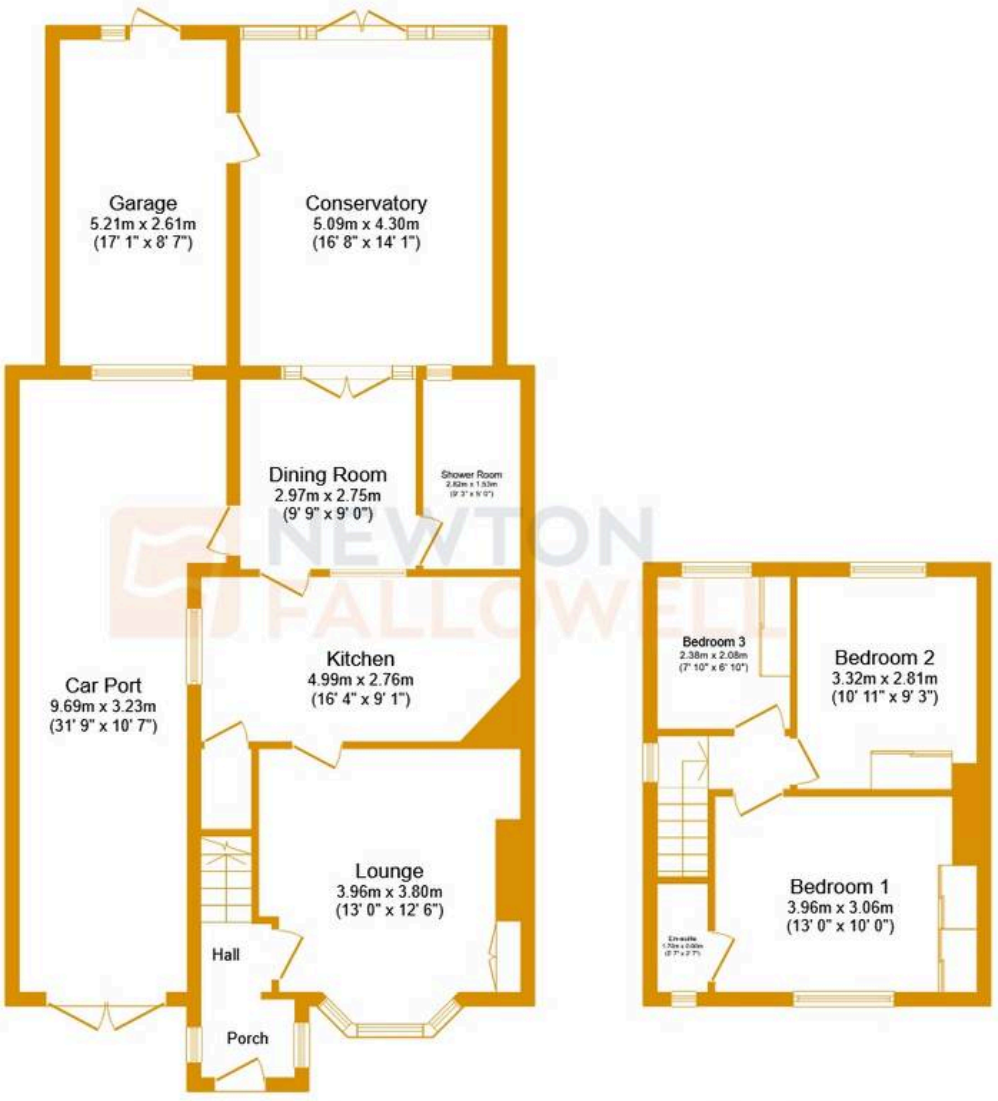



NEWTON
FALLOWELL


NEWTON
FALLOWELL


NEWTON
FALLOWELL


NEWTON
FALLOWELL



Total floor area: 116.1 sq.m. (1,249 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io











Newton Fallowell LFE

Newton Fallowell, 18 Hinckley Road - LE3 3GH

01163665666 · lfe@newtonfallowell.co.uk · www.newtonfallowell.co.uk/

The Property Ombudsman

APPROVED CODE

NEWTON FALLOWELL