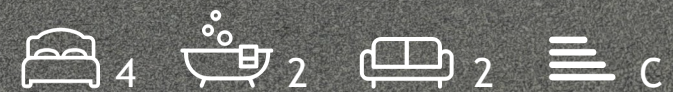




9 Cooper Lane  
Ratby, LE6 0QG

Offers Over £350,000



# 9 Cooper Lane

Ratby, Leicester, LE6 0QG

A beautifully presented, significantly extended semi detached family home situated in very popular residential location close to excellent schools, amenities and major road links. The property is in excellent order inside and out being tastefully decorated throughout and benefitting from full gas central heating, UPVC double glazing, pvc fascias. The accommodation comprises on the ground floor: hall, cloaks/wc, lounge, 16' dining-kitchen, conservatory, utility room. Upstairs: Galleried Landing, 4 bedrooms, bathroom. Driveway, 3/4 garage, West facing rear gardens. Early viewing highly recommended. Freehold. Council tax band

## Entrance Hall

Hardwood multi-glazed timber entrance door, UPVC double glazed window to the side, double radiator, solid oak floor, stairs to first floor.

## Cloaks/wc

UPVC double glazed opaque window, radiator, solid wooden flooring, wash hand basin, wc and extractor fan.

## Lounge

14'7" x 12'9" (4.47m x 3.89m)

A bright and airy L-shaped living room which would suit modern shaped furniture. UPVC double glazed window to the front, double radiator, solid wooden flooring, coving to ceiling.

## Dining-Kitchen

16'0" x 12'4" (4.88m x 3.76m)

A delightful well appointed kitchen with ample space for a good sized table and chairs. UPVC double glazed window to the rear and UPVC double glazed French doors to conservatory. The kitchen is fully fitted with a range of sleek modern base, drawer and eye level units, work surfaces with upstands, deep pan drawers, one and a half bowl resin sink unit with mixer taps, double radiator, solid wooden flooring, breakfast bar, coving to ceiling, spot lights to ceiling, pantry store, Appliances include a fan-assisted electric double oven with induction hob and extractor hood, integrated dishwasher.

## Utility Room

8'9" x 6'7" (2.67m x 2.03m)

A really useful room providing additional storage and worktops, UPVC double glazed window and door to the rear, radiator.

## Conservatory

13'8" x 9'6" (4.17m x 2.90m)

UPVC double glazed half brick conservatory with polycarbonate apex roof and feature brick wall. Ceiling mounted fan/light, double radiator, laminate floor, UPVC double glazed French doors to the garden.

## First Floor Galleried Landing

Coving to ceiling, access to boarded loft with retractable ladder, fitted carpet.

## Bedroom One

13'1" x 9'3" (4.01m x 2.84m)

A generous double bedroom. UPVC double glazed window to the front, radiator, fitted carpet, coving to ceiling, built-in wardrobes.

## Bedroom Two

12'5" x 8'2" (3.81m x 2.51m)

Dual aspect double bedroom. UPVC double glazed windows to the front and rear, modern upright radiator, laminate floor.

## Bedroom Three

12'4" x 9'3" (3.78m x 2.82m)

UPVC double glazed window to the rear, radiator, laminate floor, coving to ceiling and built-in wardrobes.

## Bedroom Four

9'1" x 7'4" (2.79m x 2.24m)

UPVC double glazed window to the rear, radiator, laminate floor, coving to ceiling. Currently used as a dressing room.

## Bathroom

8'0" x 6'5" (2.44m x 1.98m)

UPVC double glazed opaque window to the front, chrome heated towel rail, spotlights to ceiling, fitted with white bathroom suite comprising of P-shaped panelled jacuzzi bath with inset lighting and power shower over, vanity wash hand basin, wc, fully tiled to 2 walls, tiled floor, extractor fan. Airing cupboard housing combination boiler.

## Outside

To the front of the property there is a gravelled garden area with steps to the front door.

Parking on a driveway to the side of the property for 1 car which leads to the ¾ garage 10' x 9' with up and over door, light and power.

The private West facing rear gardens are approx 40' comprising of flagstone paved patio, synthetic easy maintained lawns, gravelled borders & timber sleeper edging, fully fenced boundaries and gated side access.

## Ratby

Ratby is a thriving and popular village with a population of approx 4,500. There is a well regarded primary school, three pubs, St Philip & St James church and a range of shopping facilities including a relatively new Co-op store on the site of the old Geary bakery. There is nearby open countryside including The Burroughs, Martinshaw Woods and a large conservation area. There is easy access to M1, A46 & A50 main routes. Ratby is particularly known for its friendly community and the Ratby Brass Band (founded 1906). At the centre of the village is the Angel of Peace unveiled in 1920. Regular bus services into Leicester serve the village and Leicester train station is approx 7 miles away.

## Local Authority & Council Tax Info (HBBC)

This property falls within Hinckley & Bosworth Borough Council ([www.hinckley-bosworth.gov.uk](http://www.hinckley-bosworth.gov.uk))

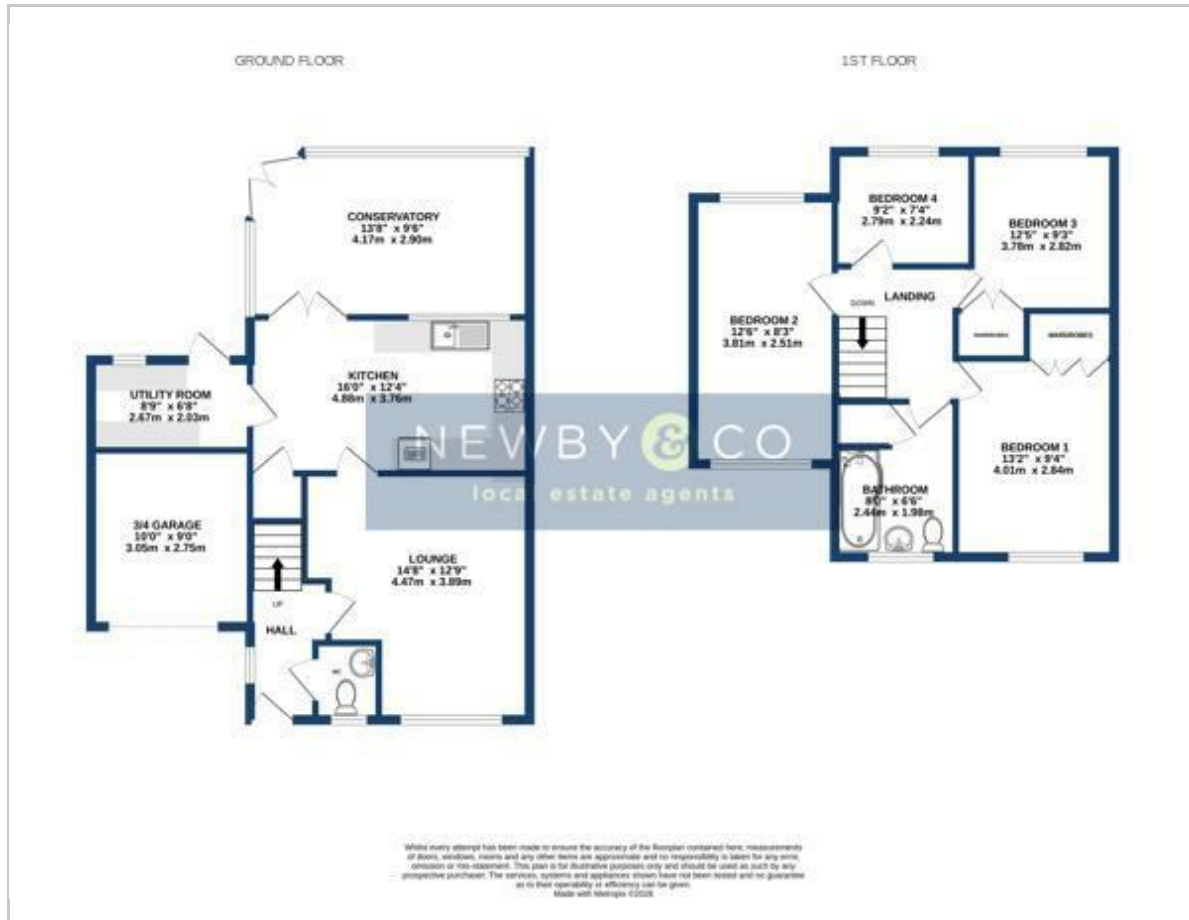
It has a Council Tax Band of C which means a charge of £2169.01 for tax year ending March 2027

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](http://www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school)



## Floor Plan

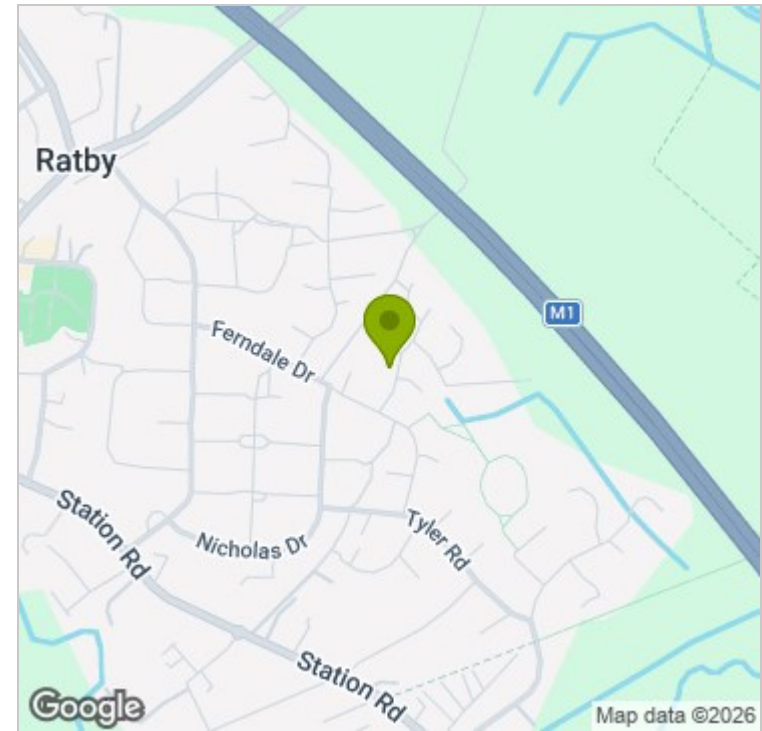


## Viewing

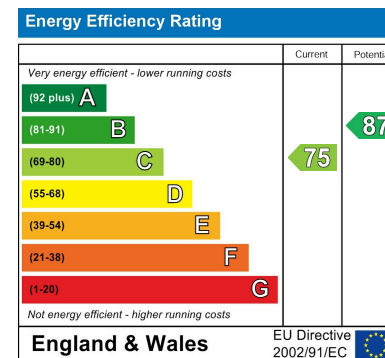
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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