



55 Stamford Street  
Ratby, LE6 0JT

£225,000



# 55 Stamford Street

Ratby, Leicester, LE6 0JT

A well presented modern 2 bedroom semi detached house in popular village location with open fields to rear and offered for sale with no chain. The property benefits from gas central heating (Worcester boiler installed May 2024), UPVC double glazed windows, UPVC conservatory. The good sized accommodation comprises on the ground floor, entrance hall, cloaks/wc, lounge, modern fitted breakfast-kitchen. Upstairs, landing, 2 bedrooms, bathroom with white suite. Two allotted parking spaces, gardens to rear. An ideal first home or would suit downsize or investor. Close to good schools, local amenities, open countryside and easy access to major road links. Freehold. NO UPWARD CHAIN. Council Tax Band B

## Entrance Hall

Composite double glazed entrance door with floral leaded stained glass detailing, fitted carpet, radiator, stairs to first floor.

## Cloaks/wc

UPVC double glazed opaque window, tiled flooring, fitted with a white suite comprising of wash hand basin, wc, radiator, extractor fan.

## Kitchen

10'0" x 9'6" (3.06m x 2.92m)

UPVC double glazed window to front, vinyl flooring, radiator, wall mounted Worcester combination boiler (fitted 18/5/24 and serviced 14/2/25). Fitted with a modern range of base, drawer & eye level units, work surfaces with tiled splashback, stainless steel sink unit with mixer taps. Provision for cooker and washing machine.

## Lounge-Diner

13'9" x 12'9" (4.20m x 3.90m)

A good sized L-shaped lounge-diner. UPVC double glazed window to rear, fitted carpet, radiator, store cupboard, UPVC double glazed French doors to conservatory.

## Conservatory

9'10" x 9'8" (3.00m x 2.95m)

UPVC double glazed, brick base, polycarbonate apex roof, vinyl flooring, UPVC double glazed French doors to garden.

## First Floor Landing

Airing cupboard with small radiator, fitted carpet, access to loft.

## Bedroom One

13'9" x 10'2" (4.20m x 3.10m)

A good sized double bedroom. UPVC double glazed window to front, fitted carpet, radiator, recessed cupboard.

## Bedroom Two

13'9" x 9'8" (4.20m x 2.97m)

Another room that would accommodate either twin or double beds. UPVC double glazed window to rear, fitted carpet, radiator.

## Bathroom

7'8" x 6'6" (2.36m x 2.00m)

UPVC double glazed opaque window, radiator, mainly tiled walls, extractor fan, fitted with a white suite comprising of panelled bath with electric shower over, pedestal wash hand basin, wc.

## Outside

The front of the property has a raised bed of slate chippings, 2 allocated parking spaces, dustbin bay.

The South Westerly facing rear garden is approx 30' and has patio, lawn, fully fenced boundaries, gated side access.

There is open aspect over fields to rear and a play area nearby.

## 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))

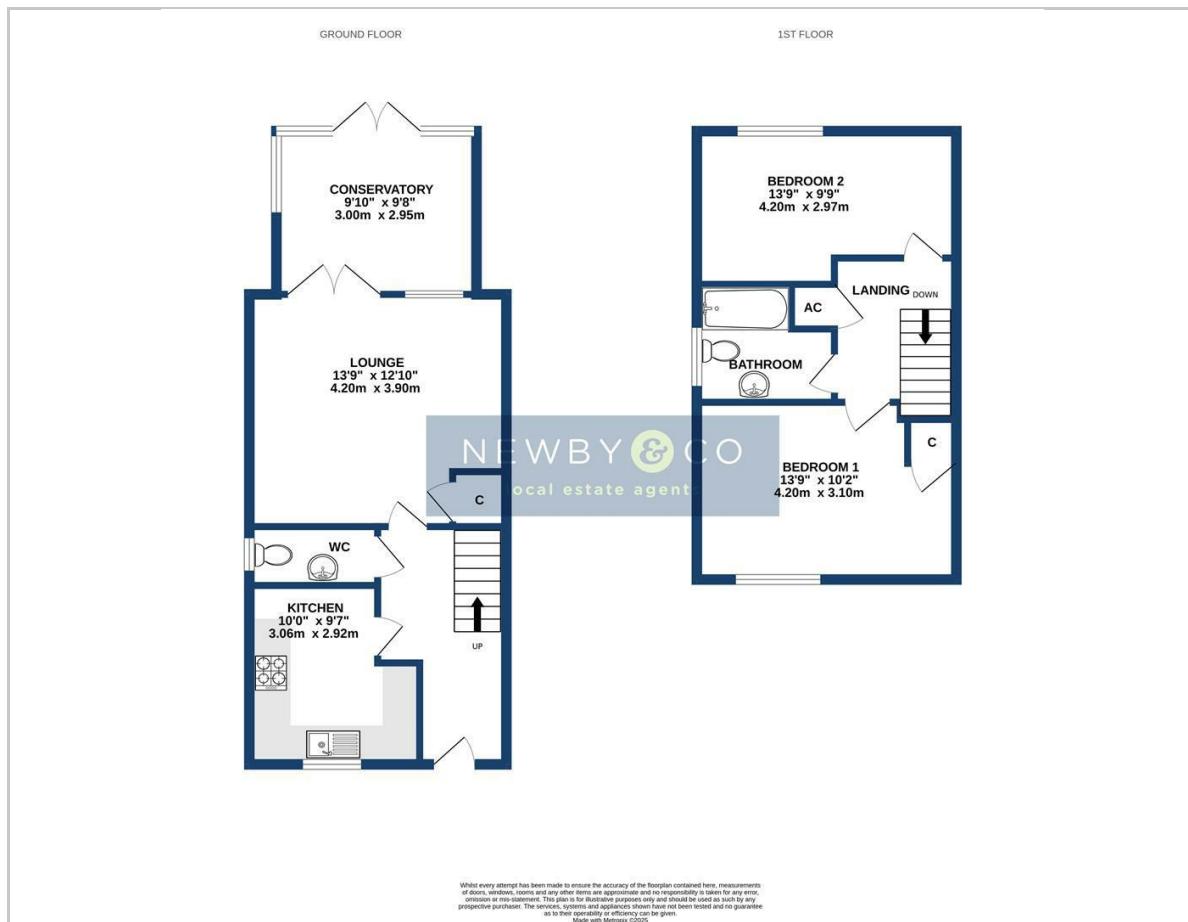
It has a Council Tax Band of B which means a charge of £1836.12 for tax year ending March 2026

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

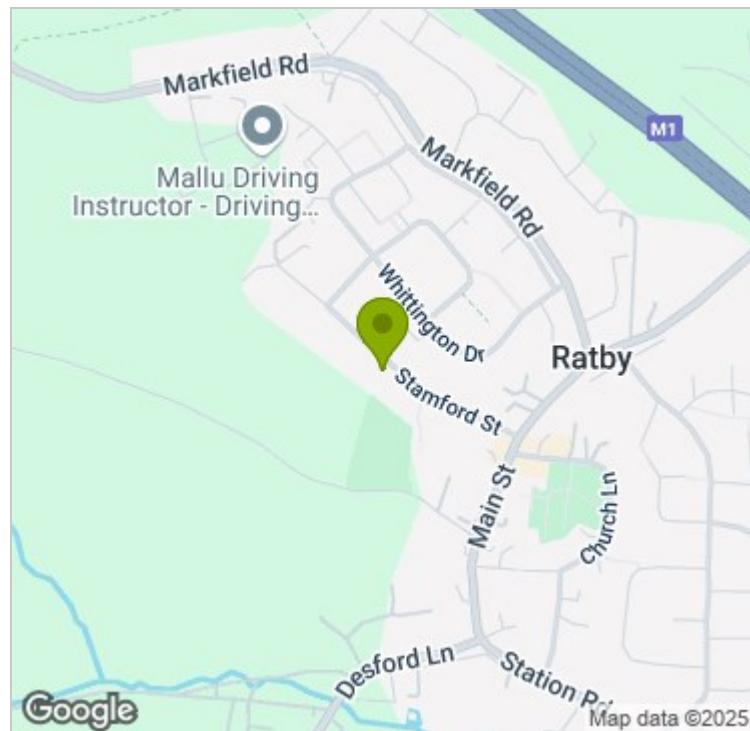


## Viewing

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

