



3 Brook Drive  
Ratby, LE6 0AQ

£170,000





### 3 Brook Drive

Ratby, Leicester, LE6 0AQ

A well presented modern first floor maisonette apartment built in 2002 by Messrs. Wimpey Homes, situated in popular village location with good shops, schools and close to motorway access and open countryside. Tasteful, neutral decoration, full gas central heating, UPVC double glazing to all windows & doors and a wealth of storage. The surprisingly spacious accommodation comprises a entrance hall with stairs to first floor. 18' lounge-diner, fitted kitchen with oven & hob, 2 bedrooms and bathroom. Driveway, garage and courtyard garden to rear accessed via the rear of the garage. Leasehold

#### Entrance Hall

Composite double glazed entrance door, radiator, stairs to first floor.

#### First Floor Landing

Access to loft, airing cupboard housing boiler, fitted carpet.

#### Lounge

18'2 x 10'10 (5.54m x 3.30m)

UPVC double glazed window to front, two radiators, laminate floor.

#### Kitchen

8'2 x 7'6 (2.49m x 2.29m)

Two skylights, laminate flooring, fitted with a range of base, drawer & eye level units, electric oven, gas hob with extractor hood, stainless steel sink unit with mixer tap. Provision for washing machine.

#### Bedroom One

12'4 x 9'2 (3.76m x 2.79m)

UPVC double glazed window to front, fitted carpet, radiator.

#### Bedroom Two

9'2 x 7'6 (2.79m x 2.29m)

UPVC double glazed window to rear, fitted carpet, radiator.

#### Shower Room

UPVC double glazed window, chrome heated towel rail, tiled floor, fully tiled walls, walk-in shower enclosure, pedestal wash hand basin, wc.

#### Outside

The front of the property has a driveway leading to single garage (18'8 x 8'6)

The rear courtyard garden accessed from the garage has patio & decking.

#### 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))

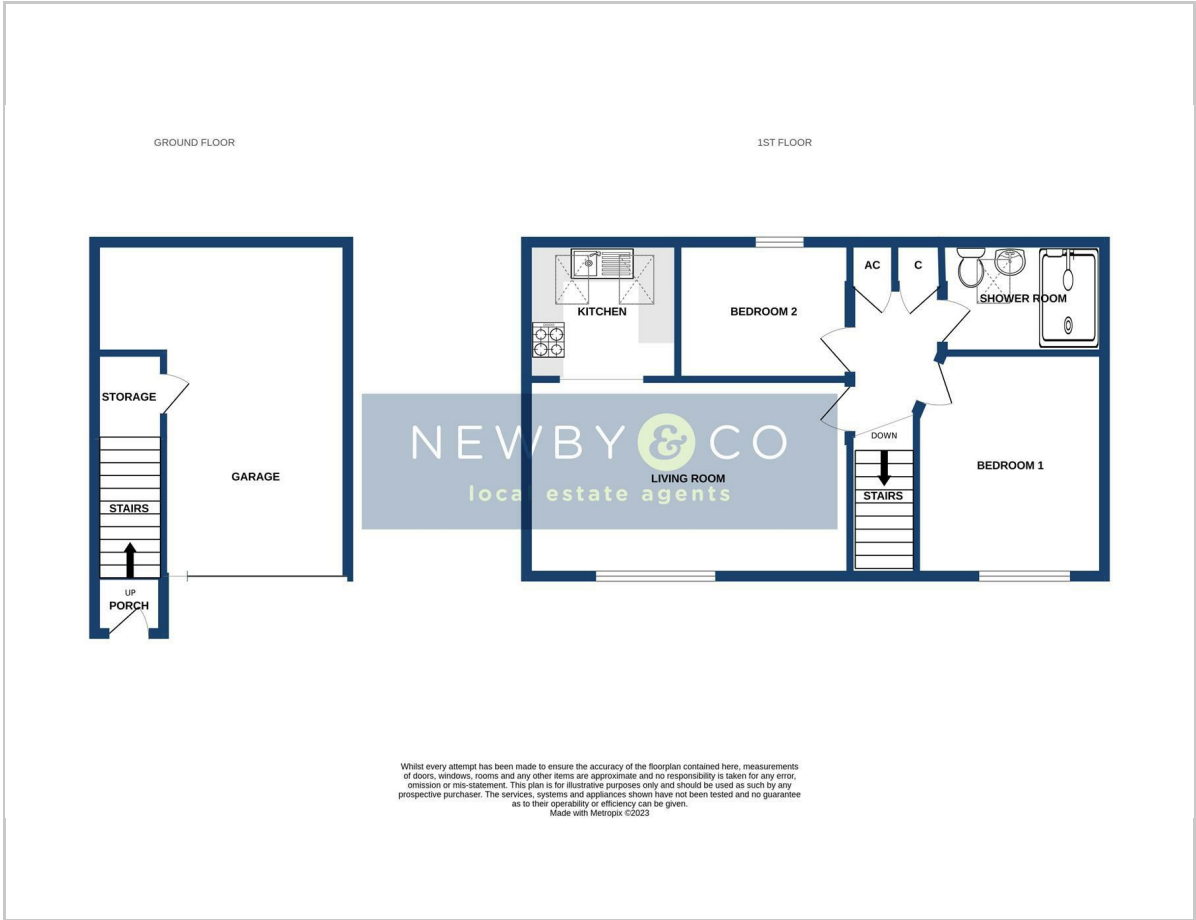
It has a Council Tax Band of B which means a charge of £1635.74 for tax year ending March 2024

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

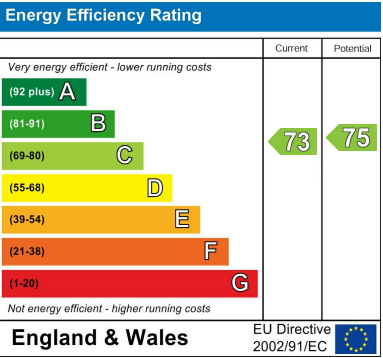
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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