



3 Windmill Close  
Ratby, LE6 0HT  
£350,000

# 3 Windmill Close

Ratby, Leicester, LE6 0HT

Beautifully presented extended 4 bedroom semi detached family home in popular residential cul-de-sac location, near to well regarded schools, open countryside, major road links. This delightful house, built in 1994, benefits from gas central heating (combi 2024), UPVC double glazed windows, cavity wall insulation, tastefully decorated throughout. Entrance hall, lounge, modern fitted kitchen-diner with range cooker included in sale. Landing, 4 bedrooms, en-suite wc and family bathroom with 4 piece suite. Driveway & garage, private South-East facing rear gardens with summerhouse. Freehold. Council Tax Band C

## Entrance Hall

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

## Lounge

13'9" x 11'11" (4.21m x 3.64m)

A delightful bright and airy main reception room which is tastefully decorated to modern style. UPVC double glazed window to front, radiator, laminate flooring.

## Kitchen-Diner

15'3" x 10'8" (4.67m x 3.26m)

A generously sized kitchen-diner across the full width of the ground floor accommodation with French doors leading out to rear gardens. UPVC double glazed window & French doors to rear, tiled floor, radiator, useful large understairs store and ample space for a table and chairs. Wall mounted combi central heating boiler (2024). Fitted with a modern range of base, drawer & eye level units with chrome handles, stainless steel one-and-a-half bowl sink unit with mixer taps, work surfaces with upstands, range cooker and extractor hood included in the sale. Provision for washing machine.

## First Floor: Landing

A galleried landing with neutral fitted carpet, access to loft, airing cupboard with small radiator.

## Bedroom Three

13'7" x 6'11" (4.15m x 2.11m)

This is the extended bedroom, a good sized room with the benefit of an ensuite wc & wash hand basin, making it ideal for guests. UPVC double glazed window to front, fitted carpet, tall upright radiator, recessed spotlights.

## En-suite WC

UPVC double glazed opaque window, radiator, extractor fan, wash hand basin, wc.

## Bedroom One

12'4" x 8'10" (3.77m x 2.71m)

UPVC double glazed window to front, fitted carpet, radiator, built-in wardrobes, overhead storage.

## Bedroom Two

12'5" x 8'11" (3.81m x 2.72m)

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

## Bedroom Four

9'2" x 6'3" (2.81m x 1.92m)

UPVC double glazed window to front, radiator, cupboard.

## Bathroom

UPVC double glazed opaque window, heated towel rail, tiled flooring, fully tiled walls, extractor fan. Panelled bath, separate shower cubicle with mains rain shower, pedestal wash hand basin, wc.

## Outside

The front of the property has an open plan garden & driveway leading to garage.

The South-East facing private rear garden has flagstone paved patio extending the full width of the property, lawns, shrubs and small trees, fully fenced boundaries. At the bottom of the garden is decking and a large timber summerhouse which would be ideal for home-workers, a children's playroom or similar.

## Garage

19'3" x 7'1" (5.89m x 2.17m)

An attached brick garage with up & over door, light & power, UPVC rear personal door.

## 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))

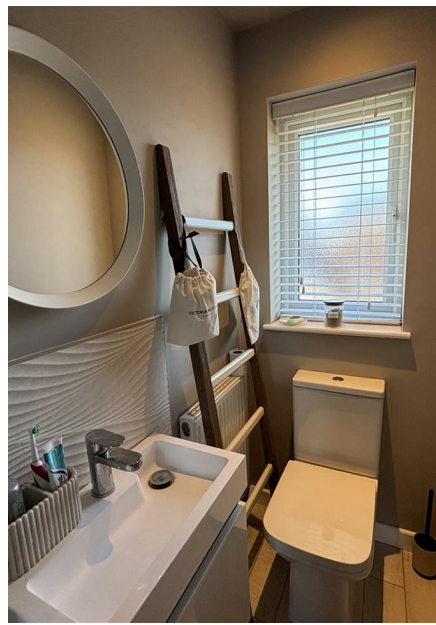
It has a Council Tax Band of C which means a charge of £2,169.01 for tax year ending March 2027

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)

## 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.



## Floor Plan

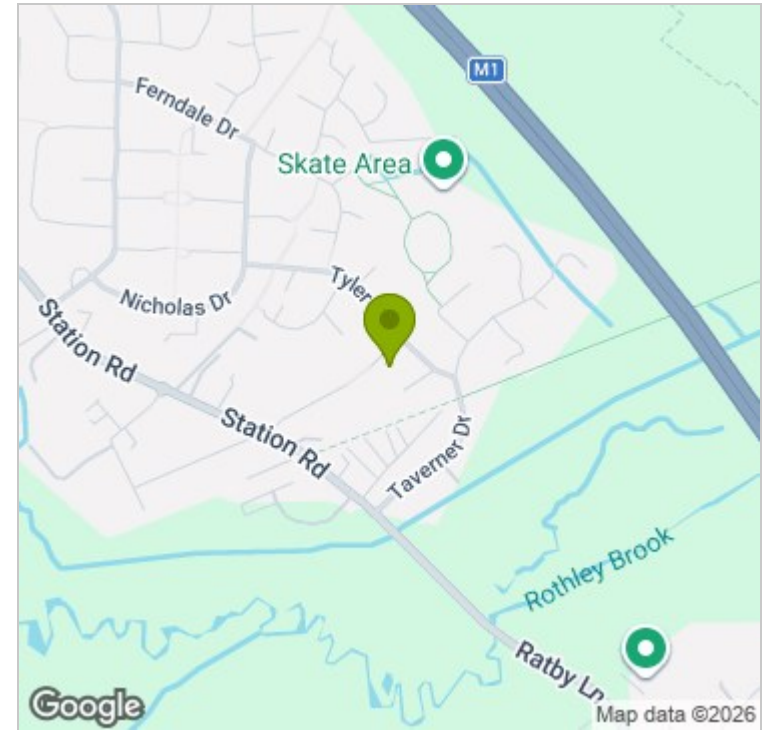


## Viewing

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

