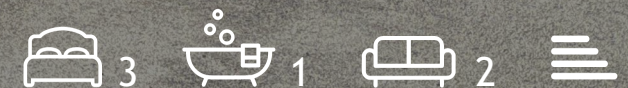




6 Heathbrook Drive
Ratby, LE6 0XB
£325,000



6 Heathbrook Drive

Ratby, Leicester, LE6 0XB

An immaculately presented, extended 3 bedroom semi detached family home situated in popular cul-de-sac location close to excellent village amenities, shops, schools, pubs & major road links. The property benefits from full gas central heating, anthracite UPVC double glazing, pvc fascia. The accommodation briefly comprises on the ground floor, hall, lounge, 17' fully fitted modern kitchen, dining room, cloaks/wc. Upstairs, landing, 3 bedrooms, contemporary bathroom. Outside modern gardens to front & rear, driveway for 2/3 cars, garage. A lovely family home - highly recommended! Freehold. Council tax band C

Entrance Hall

Composite double glazed entrance door, fitted carpet, half-wall modern panelling, stairs to first floor, radiator.

Lounge

22'11" x 15'0" (7.00m x 4.58m)

A delightful spacious living room with UPVC double glazed window to front, two radiators, smart herringbone pattern LVT flooring continuing throughout the ground floor, gas fire set in attractive fireplace, useful under stairs store.

Dining Room

8'8" x 8'4" (2.65m x 2.56m)

A separate dining room which is open plan into the kitchen and has a glazed internal door to lounge. UPVC double glazed high level window, radiator, smart herringbone LVT flooring.

Cloaks/wc

Wash hand basin, wc, radiator.

Kitchen-Diner

17'6" x 11'11" (5.34m x 3.65m)

A splendid modern fitted kitchen. An abundance of light with UPVC double glazed skylights, UPVC double glazed window to rear and two double glazed doors to rear and side. Modern upright radiator. The kitchen is fully fitted with a stylish modern range of units with quartz worktops and quality appliances. Built-in electric oven, induction hob. One-and-a-half bowl enamel sink unit with mixer taps, provision for washing machine, space for tall fridge/freezer.

First Floor: Landing

UPVC double glazed window to side, fitted carpet, access to boarded loft with retractable ladder.

Bedroom One

11'9" x 11'7" (3.60m x 3.55m)

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

Bedroom Two

11'1" x 10'11" (3.39m x 3.34m)

UPVC double glazed window to rear, fitted carpet, coving to ceiling, radiator, built-in wardrobe.

Bedroom Three

10'2" x 7'2" (3.12m x 2.20m)

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

Bathroom

6'10" x 5'3" (2.10m x 1.61m)

A delightful modern bathroom with natural tiling. UPVC double glazed opaque window, heated towel rail, tiled floor, fully tiled walls, spotlights to ceiling. Extractor fan, panelled bath with mains shower over, vanity wash hand basin, wc.

Outside

The front of the property is a hard landscaped garden with contemporary slate chippings and ornamental trees & shrubs.

The driveway has parking for 2/3 cars leading to the covered carport to side and single brick built garage with light & power.

The contemporary rear garden has been designed for ease of maintenance with a large paved patio area which continues to a pagoda area behind the garage and a synthetic lawn. Fully fenced boundaries and secure gate.

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)

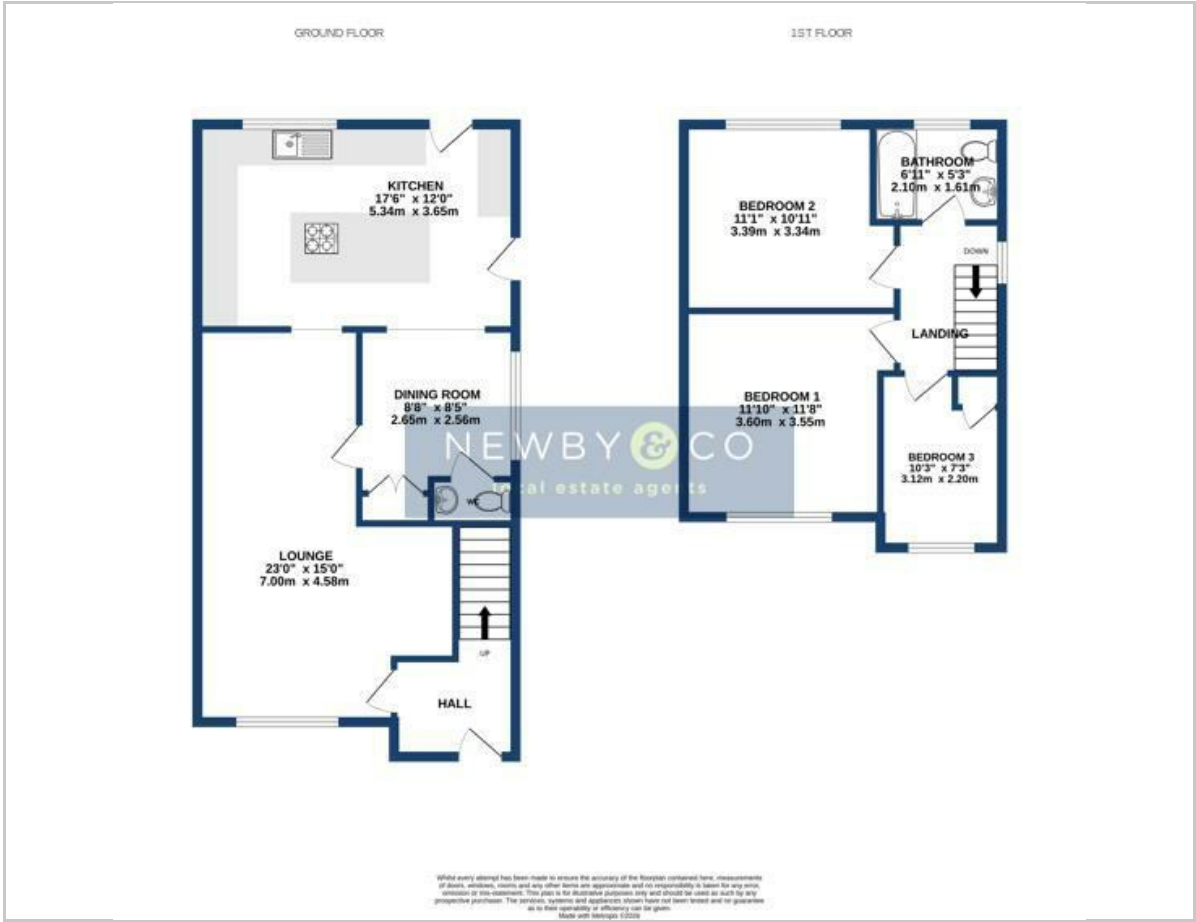
It has a Council Tax Band of C which means a charge of £2169.01 for tax year ending March 2027

Please note: When a property changes ownership local authorities do reserve the right to recalculate 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



Floor Plan

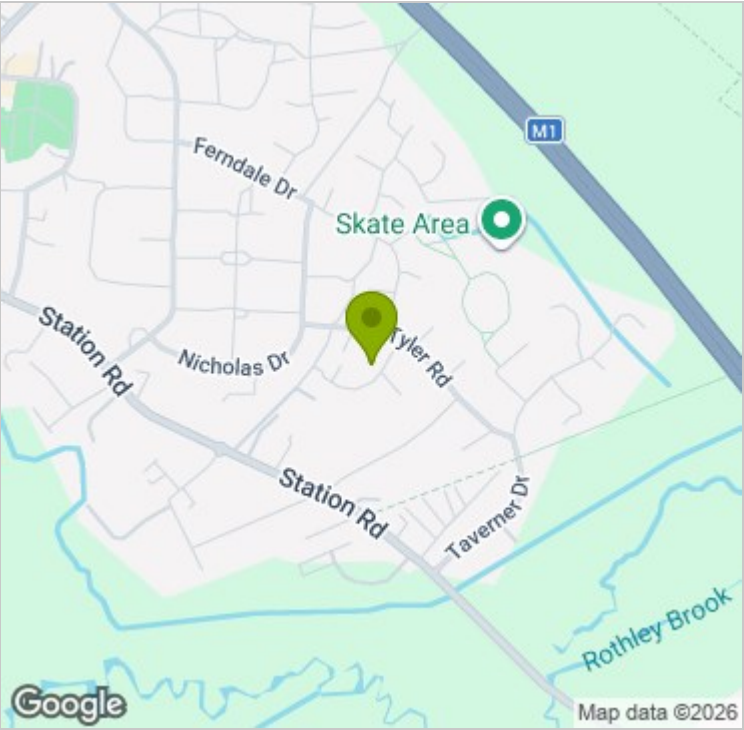


Viewing

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

