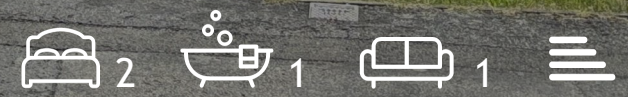




7 Heathbrook Drive  
Ratby, LE6 0XB

£235,000



## 7 Heathbrook Drive

Ratby, Leicester, LE6 0XB

A well presented 2 bedroom semi detached house in popular residential cul-de-sac location close to good amenities including shops, schools, open countryside and especially easy access to major roads such as A46, M1/69 & A50. The property benefits from full gas central heating (boiler approx 4 years old), UPVC double glazing to all doors & windows and is tastefully decorated and well maintained throughout. The ground floor accommodation comprises hall, kitchen with oven/hob, dishwasher & fridge freezer, lounge with French doors to rear garden. Upstairs, landing, 2 bedrooms, bathroom with white suite. Delightful 65' gardens to rear. Driveway to side. Freehold. Council Tax band B

### Entrance Hall

UPVC double glazed entrance door, useful cloaks cupboard.

### Kitchen

9'7" x 5'10" (2.93m x 1.79m)

UPVC double glazed window to front, radiator. Fitted with a range of base, drawer and eye level units, work surfaces with tiled surrounds and breakfast bar, built-in electric oven and gas hob with extractor hood, integrated dishwasher and integrated fridge/freezer. Wall mounted combi boiler.

### Lounge

13'11" x 12'4" (4.26m x 3.77m )

UPVC double glazed French doors to rear, laminate flooring, coving to ceiling, radiator, cast iron feature fireplace, stairs to first floor.

### First Floor: Landing

UPVC double glazed window to side, fitted carpet, access to loft.

### Bedroom One

10'2" x 9'1" (3.12m x 2.78m )

UPVC double glazed window to rear, fitted carpet, coving to ceiling, radiator, recessed cupboard.

### Bedroom Two

8'11" x 6'10" (2.72m x 2.10m )

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

### Bathroom

6'9" x 5'6" (2.08m x 1.68m)

UPVC double glazed opaque window to rear, radiator, a modern white suite comprising of panelled bath with electric shower over, glass shower screen, pedestal wash hand basin, wc, cupboard. Fully tiled walls.

### Outside

Open plan garden with lawn to front and driveway to side for two cars. External meters & EV charger.

The private rear garden is of an exceptional size for a 2 bedroom house being approx 65' in length. Paved patio, lawns, borders and fully fenced boundaries, gated side access. At the foot of the garden there is a second patio & a timber summerhouse.

### 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.

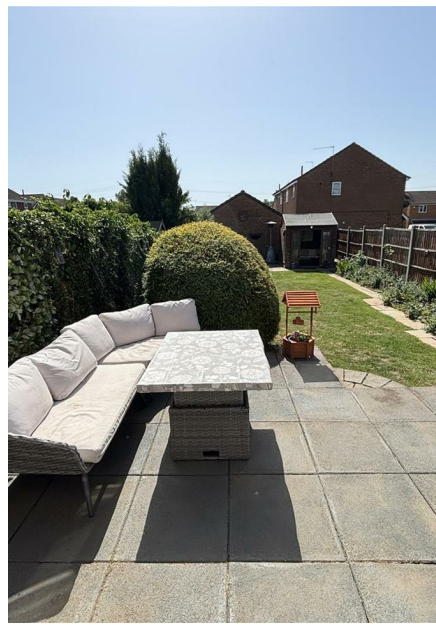
### Local Authority & Council Tax Info (HBBC)

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

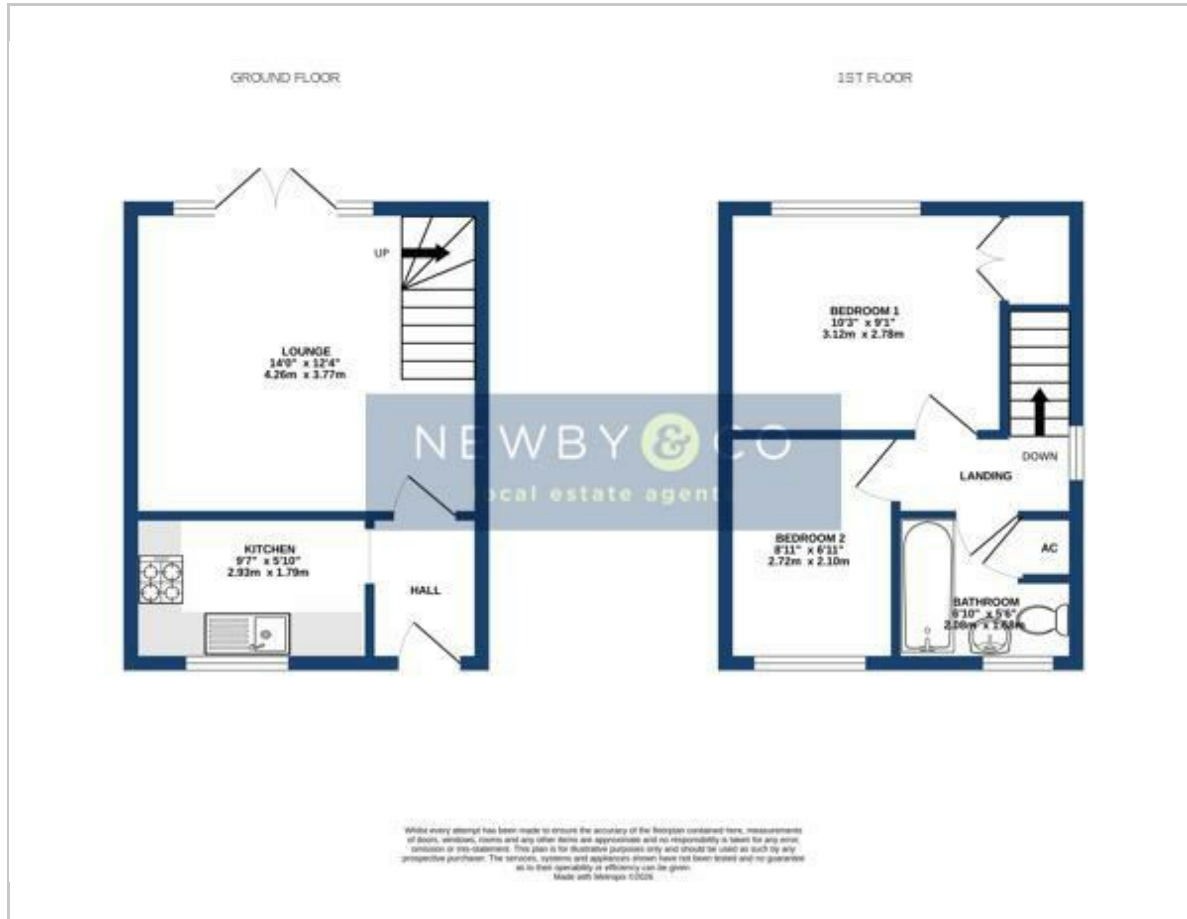
It has a Council Tax Band of B which means a charge of £1897.90 for tax year ending March 2027

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

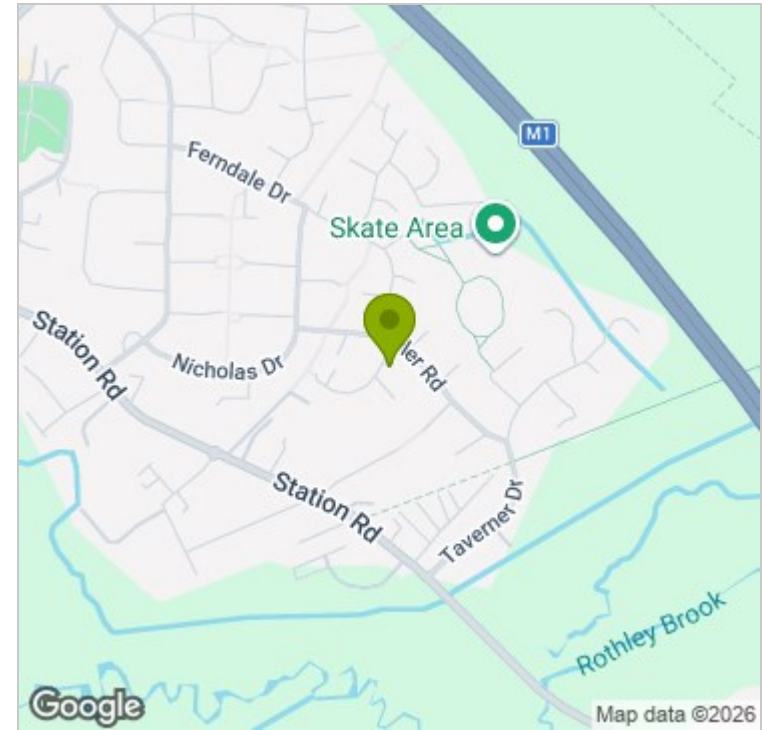


## Viewing

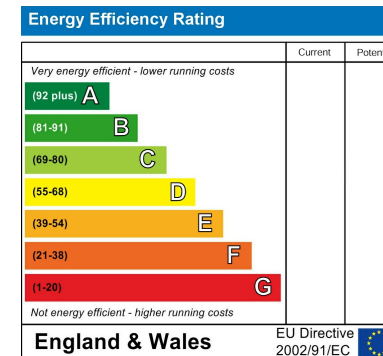
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



88 Faire Road, Glenfield,  
Leics, LE3 8ED  
Tel: 0116 2990 990  
Email: sales@newbyandco.co.uk  
newbyandco.co.uk



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