



12 Whittington Drive
Ratby, LE6 0ND

£250,000



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Ratby, Leicester, LE6 0ND

A traditional 3 bedroom semi detached home which has been comprehensively improved by the current owners including a splendid fitted kitchen and brand new bathroom. The property benefits from gas central heating and the recent modernisations also include new double glazed windows and doors and a complete rewire. The well proportioned accommodation comprises on the ground floor, entrance hall, 19' lounge-diner, extended kitchen with oven/hob, two small conservatories. Upstairs, landing, 3 bedrooms, bathroom with contemporary white suite. Driveway for 2 cars side by side & EV charger, 50' gardens to rear. A generously sized family home in popular village location close to good schools, local amenities, open countryside and easy access to major road links including M1, A50 & A46. Freehold. Council tax band B. Early inspection highly recommended!

Entrance Hall

A smart, welcoming entrance hall with independent access to lounge & kitchen and a dog leg staircase to first floor. Double glazed composite entrance door, UPVC double glazed window, tiled flooring, stairs to first floor, radiator.

Lounge-Diner

19'4" x 12'0" (5.90m x 3.67m)

A bright and airy dual aspect living room with ample room for a good sized table and chairs. UPVC double glazed bow window to front, two radiators, laminate flooring, UPVC double glazed sliding patio doors opening into small conservatory to rear.

Kitchen

13'10" x 9'3" (4.24m x 2.84m)

A splendid recently refitted modern kitchen. UPVC double glazed window to side, two radiators, fitted with a modern stylish range of base, drawer & eye level units, a wealth of work surfaces, enamel sink unit with mixer taps, built-in Bosch electric fan assisted oven, induction hob with extractor hood. Integrated dishwasher, fridge/freezer & microwave.

Cloaks/wc

UPVC double glazed opaque window, wash hand basin, wc.

Two Lean-to Conservatories

There are two small lean-to conservatories, one issuing off the kitchen and the other off the rear of the lounge-diner. Each are of UPVC double glazed construction and have doors leading out to the rear garden.

First Floor Landing

UPVC double glazed window to side, laminate flooring, radiator, access to loft.

Bedroom One

13'5" x 10'0" (4.10m x 3.05m)

A generously sized and rectangular double bedroom which will take a king sized bed as well as bedroom furniture. UPVC double glazed window to front, radiator, laminate flooring.

Bedroom Two

15'1" x 8'10" max (4.60 x 2.71 max)

A good sized L-shaped bedroom which will take a double bed comfortably. UPVC double glazed window to rear, radiator, laminate flooring, radiator.

Bedroom Three

10'1" x 6'7" (3.09m x 2.03m)

UPVC double glazed window to front, radiator, recessed cupboard. A flexible room which works well as an office for the current owners.

Bathroom

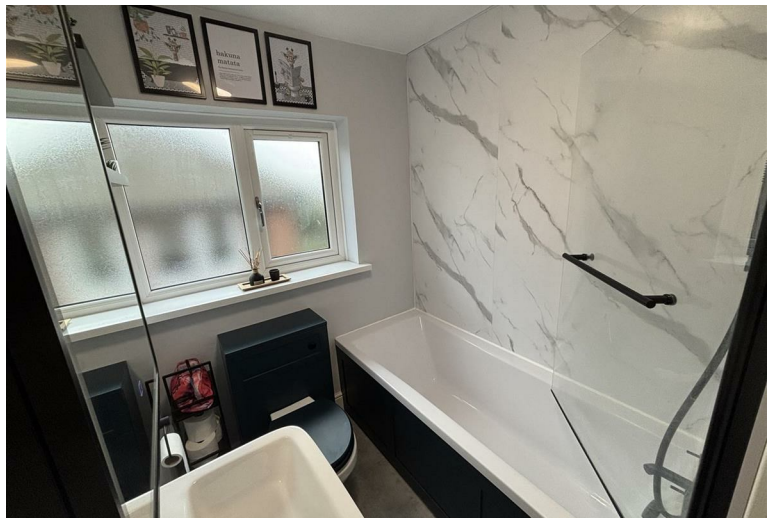
8'0" x 5'4" (2.45m x 1.63m)

UPVC double glazed opaque window, heated towel rail, extractor fan, recently refitted with a contemporary white suite of panelled bath with mains twin head shower over, glass screen, vanity wash hand basin, wc, airing cupboard housing combination boiler.

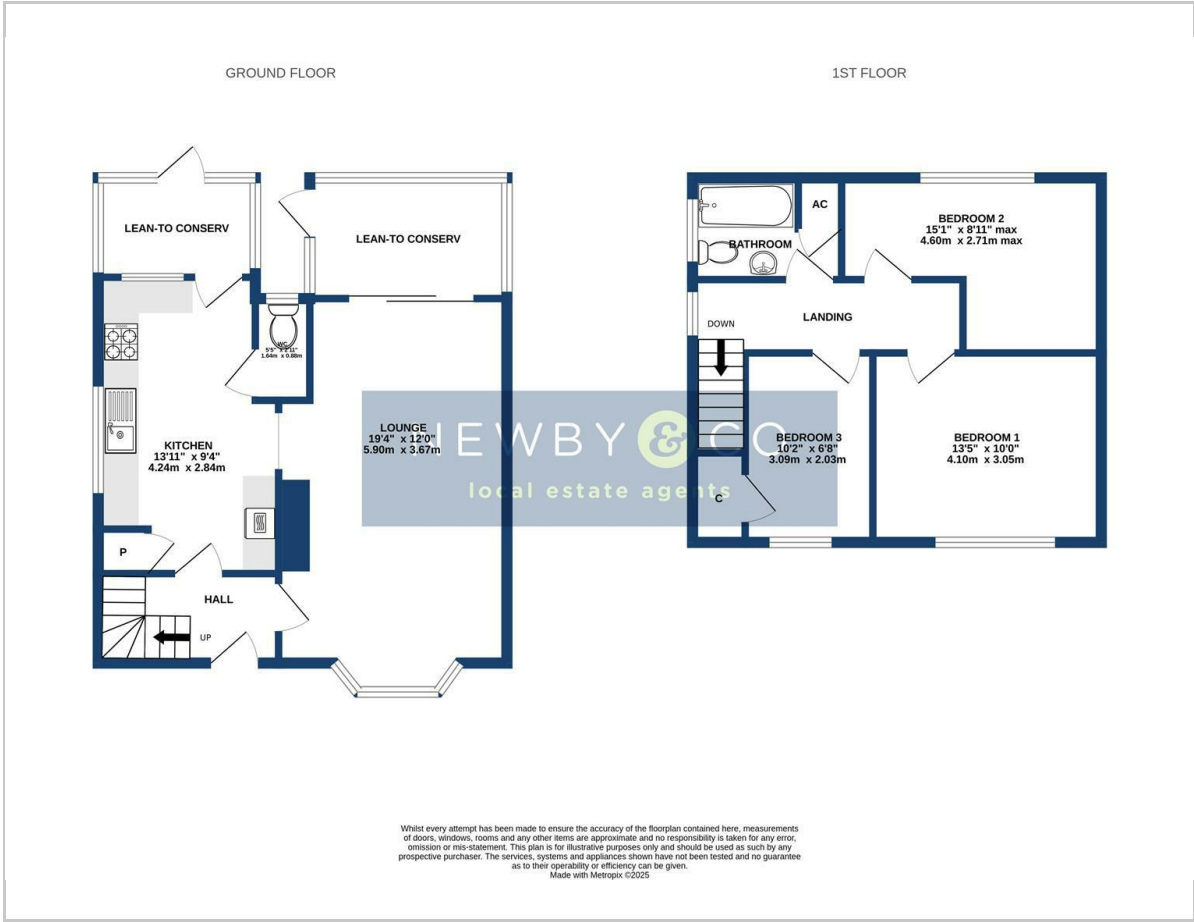
Outside

The front of the property provide off road parking for 2 cars side by side & EV charger.

The rear garden approx 50', paved patio, decking area, lawn, shed, fenced & hedged boundaries.



Floor Plan



Viewing

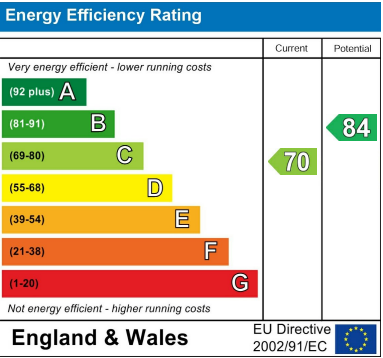
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Area Map



Energy Efficiency Graph



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