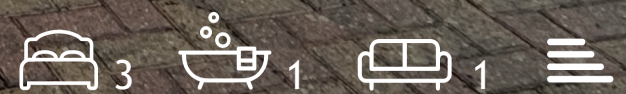




18 Park Road  
Ratby, LE6 0JJ

£280,000



# 18 Park Road

Ratby, Leicester, LE6 0JJ

A well presented 2/3 bedroom traditional semi detached bungalow in popular residential 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 has been much improved by the current owners including a conversion of the loft space into a 17' master bedroom (full building regs) Full gas central heating (boiler February 2024), UPVC double glazing to all doors & windows and is tastefully decorated and well maintained throughout. The ground floor accommodation comprises porch, hall, lounge, dining room/bed 2, modern fitted kitchen with appliances, bed 3, bathroom with white suite. Driveway for 2/3 cars to front and 80' gardens to rear. Freehold. Council Tax band B

## Porch & Entrance Hall

Located at the side of the property there is the benefit of a porch & entrance hall each with a high security UPVC double glazed entrance door. The L-shaped hall has laminate flooring and radiator.

## Lounge

14'11" x 10'10" (4.56m x 3.31m)

Situated at the front of the property with a delightful bay window to front this generously sized living room is decorated to a modern high standard. UPVC double glazed bay window to front, laminate flooring, radiator, electric fire set in chimney breast.

## Dining Room/Bedroom Two

10'10" x 9'2" (3.32m x 2.81m)

This lovely second reception room is used by the current owners as a dining room being adjacent to the kitchen but it did used to be a bedroom and could be simply reverted back to a bedroom by re-opening up an old doorway from the hall into the kitchen. This room is once again tastefully decorated with UPVC double glazed French doors to the rear gardens, laminate flooring, radiator and a useful understairs storage cupboard.

## Kitchen

11'7" x 11'5" max (3.55m x 3.50m max )

A modern stylish well equipped kitchen with good quality integrated appliances. UPVC double glazed window to rear and door to side. There is a range of modern base, drawer and eye level units, work surfaces with tiled surrounds and a one-and-a-half bowl stainless steel sink unit. The integrated appliances include a stainless steel electric double oven with 5 ring gas hob and extractor hood, integrated dishwasher, washing machine and microwave. There is a 2 year old wall mounted central heating boiler installed February 2024 & serviced by British Gas 29/1/26.

## Bedroom Three

10'0" x 8'7" (3.07m x 2.63)

The other ground floor bedroom situated at the front of the property. If not needed as a bedroom would make an excellent study. UPVC double glazed window to front, laminate flooring, radiator.

## Bathroom

6'11" x 5'6" (2.11m x 1.68m )

A lovely contemporary bathroom which was refitted by the current owners 6 years ago. UPVC

double glazed opaque window, vinyl flooring, fully tiled walls, chrome heated towel rail. The modern white bathroom suite comprises of a shaped shower bath with electric shower over, pedestal wash hand basin, wc. Double airing cupboard.

## Upstairs Bedroom One

17'0" x 14'1" (5.20m x 4.30m )

Accessed from stairs off the hall is the master bedroom which was created as part of a loft conversion with full building regulations.

UPVC double glazed window to front and a rear facing skylight, fitted carpet, radiator, eaves storage on all four sides.

## Outside

The front of the property is block paved for car standing - ample room for 2/3 cars side-by-side. The long rear gardens are approx 80' long and have been mainly hard landscaped for easy maintenance.

There are paved areas, gravelled areas, a pergola, timber summerhouse. Fully fenced boundaries and an external tap.

## 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))

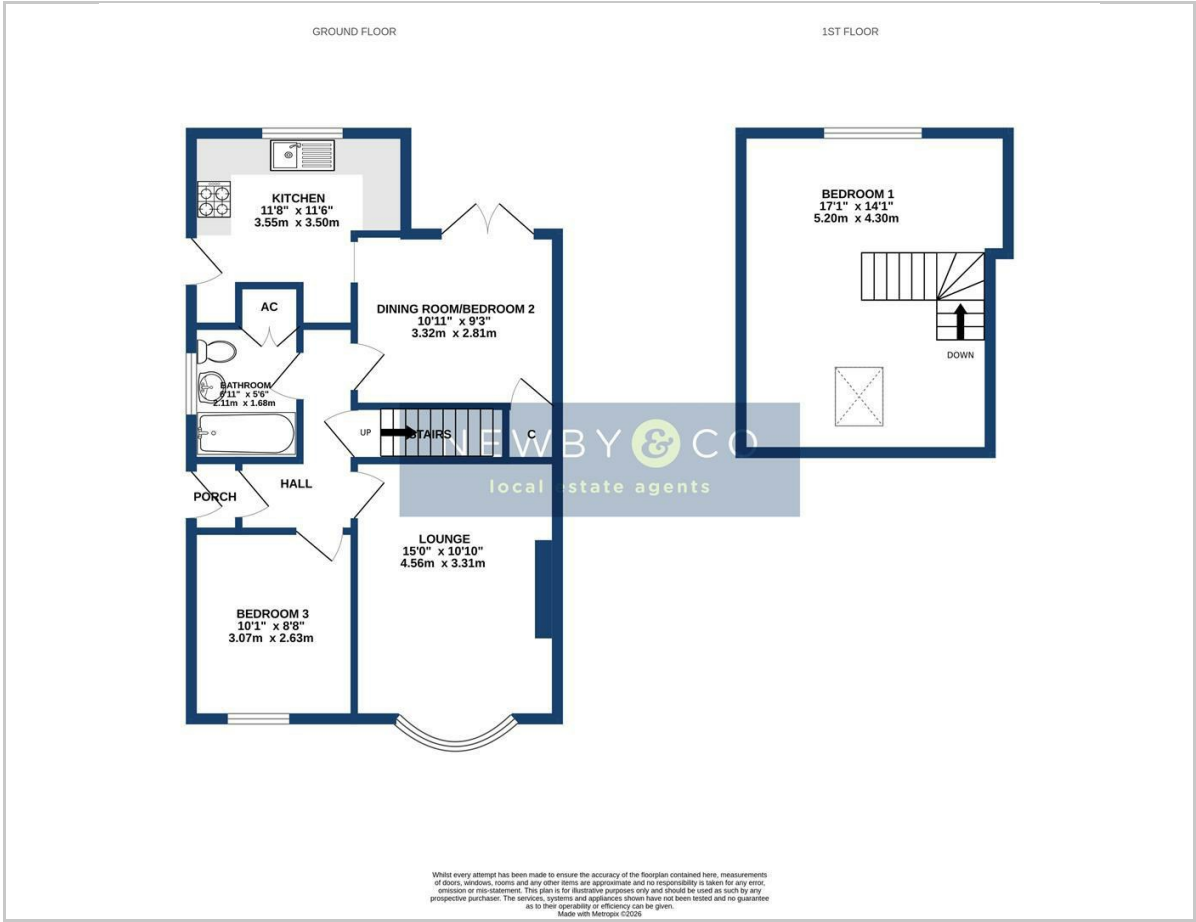
It has a Council Tax Band of B which means a charge of £1,836.12 for tax year ending March 2026

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

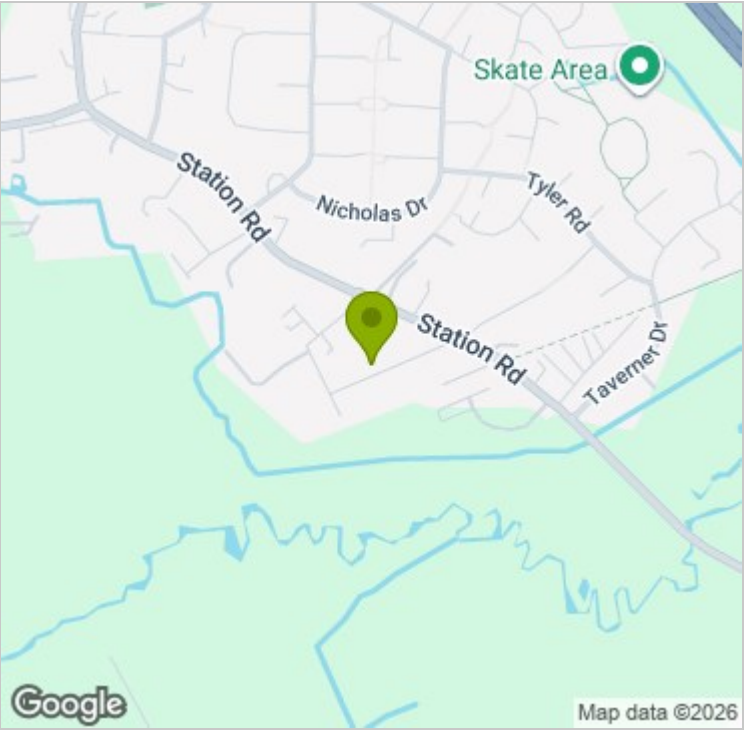


Viewing

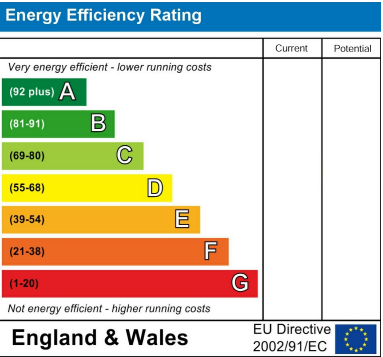
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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