



52 Danehill
Ratby, LE6 0NG
£275,000



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A really well presented 3 bedroom semi-detached family home in popular residential non-estate location in this popular village with excellent schools, amenities, near to open countryside and major road links. The property benefits from full gas central heating, solar panels, UPVC double glazing, modern fitted kitchen and a contemporary bathroom with fully tiled walls. The tastefully decorated accommodation with quality floor coverings includes an entrance hall, 22' L-Shaped lounge-diner, kitchen with Belfast sink. Upstairs, landing, large loft access with ladder, 3 bedrooms, built-in robes & bathroom. Driveway for 3-4 cars to front, gardens to rear. Freehold. Council tax band B

Entrance Hall

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

Lounge-Diner

22'1" x 14'6" (6.75m x 4.43m)

A superb spacious L-shaped dual aspect living room with ample space for a large table and chairs. UPVC double glazed window to front with fitted blinds, two radiators, laminate flooring. UPVC double glazed sliding patio doors to rear, modern wall panelling, coving to ceiling.

Kitchen

9'11" x 8'2" (3.04m x 2.50m)

A modern fitted kitchen with anthracite coloured modern units. UPVC double glazed single door to side, UPVC double glazed window to rear, tiled flooring. Fitted with a modern range of base, drawer & eye level units, work surfaces, Belfast sink unit with mixer tap. Provision for all usual appliances including cooker & washing machine.

First Floor: Landing

UPVC double glazed window to side, fitted carpet, access to boarded loft with retractable ladder, airing cupboard housing combination boiler.

Bedroom One

10'11" x 9'8" plus robes (3.34m x 2.97m plus robes)

UPVC double glazed window to rear, fitted carpet, radiator, modern wall panelling, wall to wall built-in wardrobes.

Bedroom Two

10'11" x 12'1" (3.35m x 3.70m)

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

Bedroom Three

7'5" x 7'5" (2.28m x 2.28m)

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

Bathroom

6'4" x 5'5" (1.95m x 1.66m)

Fitted with a contemporary bathroom suite with shower over bath. UPVC double glazed opaque window, chrome heated towel rail, tiled floor, fully tiled walls, panelled bath with shower over, glass screen, pedestal wash hand basin, wc..

Outside

The whole width of the front of the property has been tarmacked to provide ample parking for 3 cars side by side.

The private rear garden has a block paved patio, lawn, external water tap, fully fenced boundaries. To the side of the kitchen there is a seating area and a large metal shed.

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)

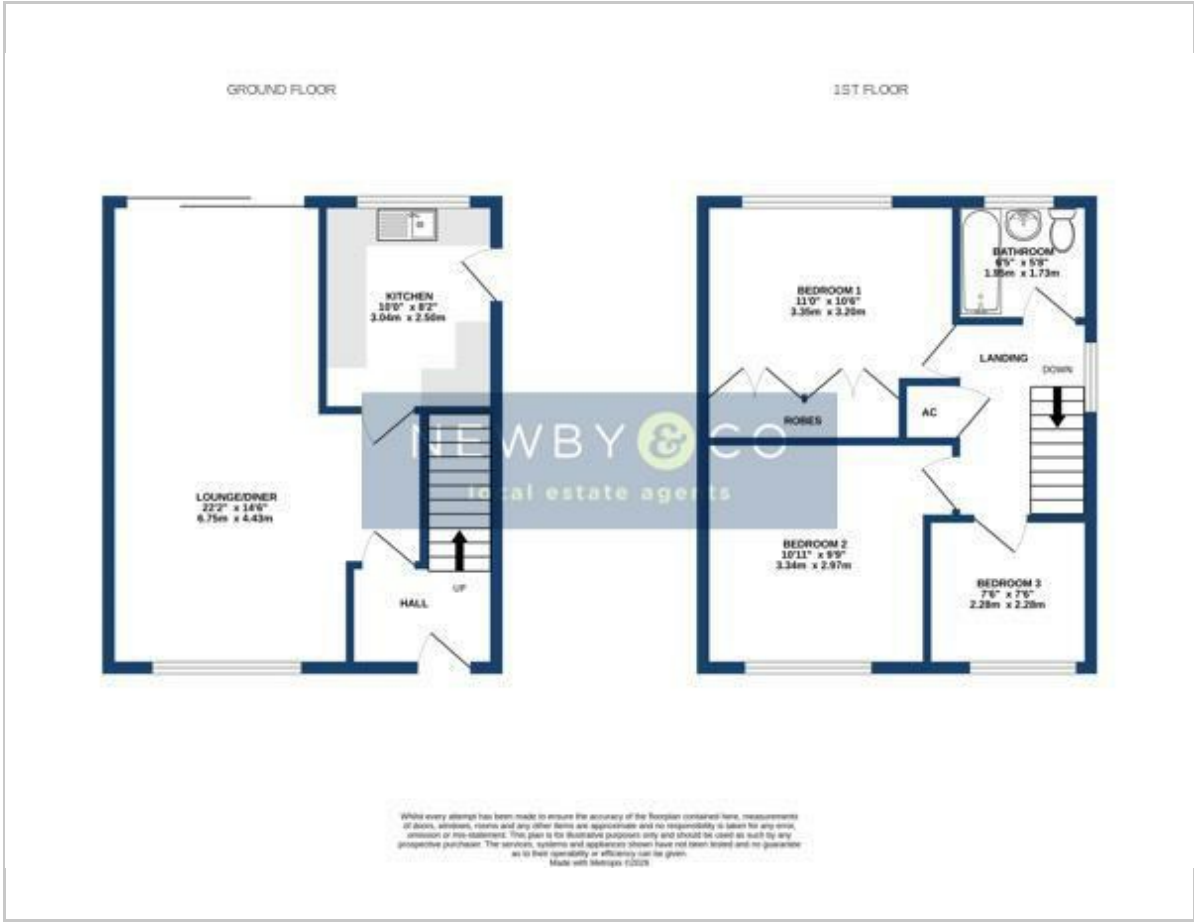
It has a Council Tax Band of B which means a charge of £1,897.90 for tax year ending March 2027

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



Floor Plan



Viewing

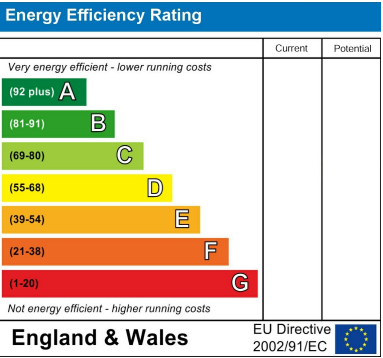
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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