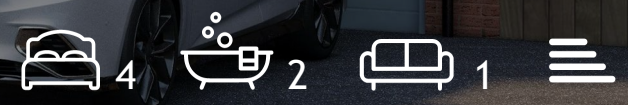




2 (Plot 50) DOYLE St James Close
Ratby, LE6 0LS

£380,000



2 (Plot 50) DOYLE St

Ratby, Leicester, LE6 0LS

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*available on selected homes, Terms & Conditions apply.

The Doyle is an attractive bay fronted 4 bedroom detached family home built by Lagan Homes, a family builder with over 40 years experience, building well designed homes to the highest standards. The property, due for completion in Spring 2024, benefits from dual zone full gas central heating, UPVC double glazing, built-in oven/hob in the kitchen. The good sized accommodation comprises entrance hall, cloaks/wc, 16' living room, 19' kitchen-diner. Upstairs, landing, 4 bedrooms, en-suite shower room, family bathroom. Driveway to single garage. Martinshaw Meadow is a new development on the edge of the village of Ratby with delightful open countryside nearby, good links to major roads and shopping amenities, local schools for all ages. Newby & Co are delighted to have been chosen by Lagan Homes to assist in the marketing of these superb family homes. Freehold.

Entrance Hall

Cloaks/wc

Living Room

16'7 x 13'9 (5.05m x 4.19m)

UPVC double glazed bay window to front.

Kitchen-Diner

19'10 x 12' (6.05m x 3.66m)

UPVC double glazed window and French doors to rear.

First Floor Landing

Bedroom One

13'3 x 9'8 (4.04m x 2.95m)

Two UPVC double glazed windows to front.

En-suite Shower Room

UPVC double glazed window to front.

Bedroom Two

12'4 x 9'7 (3.76m x 2.92m)

UPVC double glazed window to rear.

Bedroom Three

12'4 x 9'11 (3.76m x 3.02m)

UPVC double glazed window to rear.

Bathroom

Martinshaw Meadows

Welcome to Martinshaw Meadow in the historic village of Ratby, Leicestershire. Superbly located just five miles northwest of the city of Leicester, Martinshaw Meadow is an idyllic residential development offering 54 beautiful two, three, four and five-bedroom homes designed for modern living.

Surrounded by rolling countryside and easy access to the M1 motorway, London, Birmingham and beyond, these exceptional homes offer the best of both worlds for working professionals and families looking to enjoy village life but still have easy access to the city's more extensive amenities

The development at Martinshaw Meadow is named after Martinshaw Wood. Located between the villages of Ratby and Groby, Martinshaw Wood, combined with Pear Tree Wood and Burroughs Wood (also owned by The Woodland Trust), adds up to 390 acres (158 hectares) and is the largest continuous woodland area in Leicestershire and the National Forest. Perfect for scenic country walks, and exploring.

Ratby MM

A highly sought-after area to live within Leicestershire, Ratby sits between the ancient forest of Charnwood and what was once Leicester Forest. With a history that stretches back to the Romans, Danes and Normans, annual community events that preserve and celebrate the past include Wakes Week, a Mummers Play and the Crow Pie Carnival.

The village has an excellent range of day-to-day amenities, with a new Co-op store, several hairdressers, a barber shop, a post office, three pubs and a primary school. Also, there is a village hall for local clubs, events and gatherings, and the Sports Club is home to the local football and cricket teams and a wide variety of recreational pursuits.

Neighbouring villages and market towns in the surrounding area include Hinckley, Market Bosworth, Ashby-de-la-Zouch, Coalville and Loughborough.

Ideally located for commuting by road or rail, Martinshaw Meadow is just one mile from Junction 21a & 22 of the M1 motorway and five miles from Leicester's city centre. Ratby also has a regular bus service to and from the city.

Other major road links include the A444 and A50, and the M1, M69 and M42 motorway networks are easily accessible for travel north, south and west, with East Midlands International Airport 13 miles away.

East Midlands Railway offers a fast service from Leicester to London St Pancras in 1 hour 13 mins and Birmingham New Street in 45 minutes.

Lagan Homes

Lagan Homes is a family company with over 40 years of experience building well-designed homes to the highest standards. We are committed to creating sustainable communities and environments for generations to come.

Our passion for customer care ensures we deliver a prompt and friendly customer experience, which includes our emergency call service.

Our new homes are built with the latest energy-efficient technology and environmental considerations. Double glazing, window locks*, multipoint locking system to main doors, smoke, heat and carbon monoxide detectors to current electrical appliances throughout, giving homeowners peace of mind. (*excluding emergency escape windows).

All homes at Martinshaw Meadow come with a 10-year NHBC warranty.

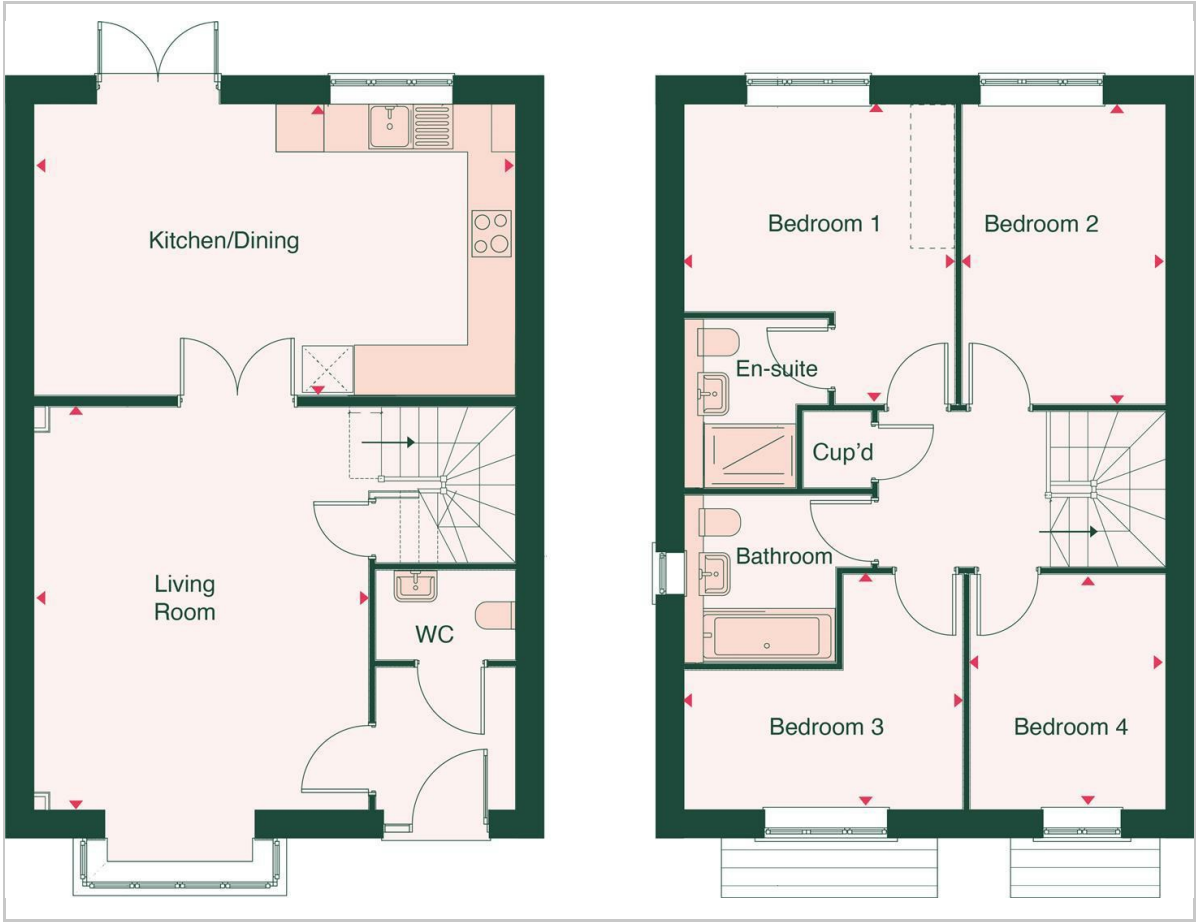
In addition every new Lagan Home comes with a two-year customer care warranty subject to NHBC guidelines.

Homeowners have the satisfaction of knowing that Martinshaw Meadow represents a team effort involving the dedication, commitment and expertise of our finest architects and craftsmen. Please see our detailed specification.

Our commitment to excellent customer service and aftercare alongside our high level of expertise and dedication to build quality homes has been recognised for customer satisfaction with the Home Builders federation.



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

