

44 Nicholas Drive
Ratby, LE6 0NJ

£275,000



44 Nicholas Drive

Ratby, Leicester, LE6 0NJ

A much improved and well presented extended 3 bedroom semi-detached family home in popular village location within easy reach of excellent shops, schools, major road links and countryside walks. The property benefits from full gas central heating, UPVC double glazing, pvc fascia and is well appointed and tastefully decorated throughout. The accommodation on the ground floor comprises porch, hall, L-shaped lounge-diner with attractive fireplace, extended modern fitted kitchen with oven/hob, bi-fold doors to garden. Upstairs, landing, 3 good sized bedrooms, bathroom with modern suite. Driveway for 3 cars, large garage, private rear garden. Viewing highly recommended!

Porch

Double glazed composite entrance door, tiled floor.

Hall

Glazed inner door, stairs to first floor, radiator, under-stairs cupboard, cloaks cupboard.

Lounge

UPVC double glazed window to front, radiator, fitted carpet, fireplace with electric fire.

Dining Area

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

Kitchen

UPVC anthracite bi-fold doors, fitted with a range of base, drawer & eye level units, work surfaces, breakfast bar, stainless steel sink unit with mixer tap, vertical designer radiator, space for cooker, washing machine and tall fridge freezer.

First Floor Landing

UPVC double glazed opaque window, fitted carpet, Vaillant central heating boiler and cylinder access to boarded loft with retractable ladder.

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Bathroom

UPVC double glazed opaque window, under floor heating, chrome heated towel rail, tiled floor, fully tiled walls, spotlights to ceiling, extractor, shaped shower bath with twin head shower over bath, vanity wash hand basin, wc.

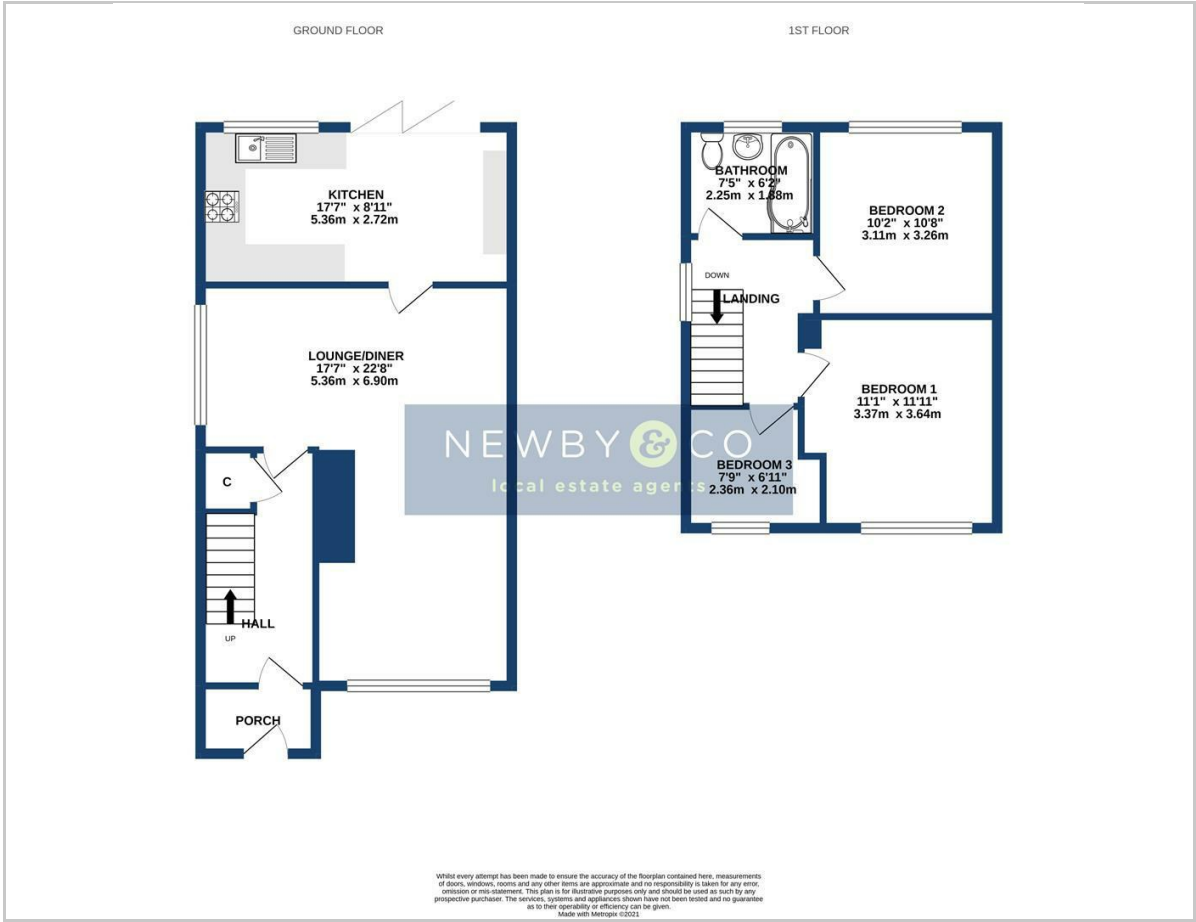
Outside

The front of the property has garden area, driveway leading to detached brick built garage with up & over, light & power, UPVC door to rear.

The rear garden has lawn, decking and fully fenced boundaries.



Floor Plan



Viewing

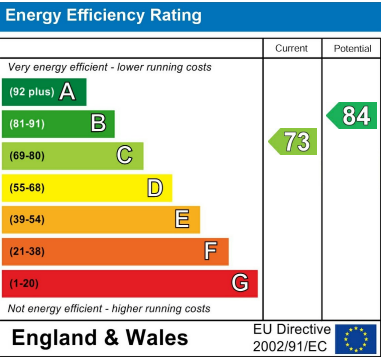
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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



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



NEWBY & CO
local estate agents