Sinclair

5 Parkfield Close, Ratby, Leicester, Leicestershire, LE6 0XA

£319,950

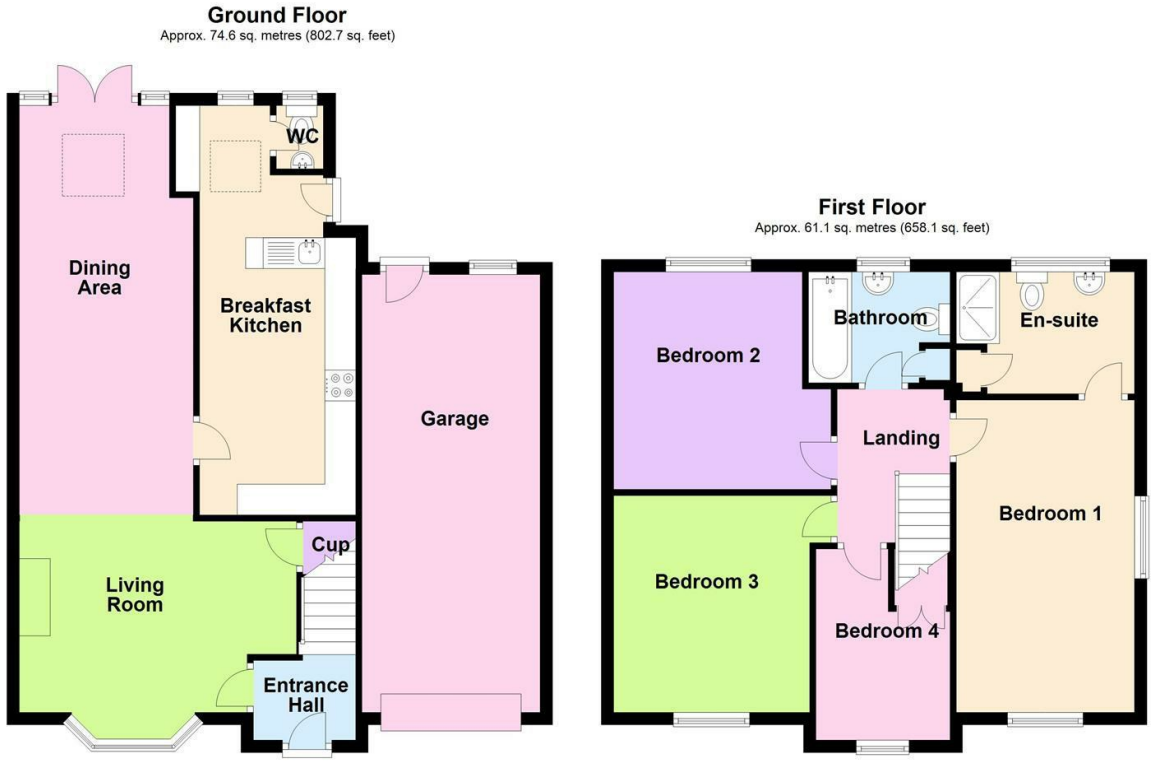
01530 838338 **sinclair**estateagents.co.uk

Property at a glance

- Corner Cul-De-Sac Postion
- 20'0 Open Plan Living/Diner
- Family Bathroom & Ground Floor w.c.
- Council Tax Band*: D
- Master Bedroom with En Suite
- Modern Breakfast Kitchen
- Driveway and Single Garage
- Price: £319,950

Overview

Situated in the corner of a quiet cul-de-sac in the popular village of Ratby, this extended four bedroom detached family home offers a wealth of space and contemporary accommodation over two floors. An internal inspection comes highly advised in order to appreciate the accommodation in brief comprising entrance hall with spacious open plan l-shaped living/diner and contemporary breakfast kitchen with ground floor w.c.. Stairs then raise to the first floor offering four bedrooms including a large master bedroom with contemporary three piece en suite whilst three further good sized bedrooms, and a three piece family bathroom suite concludes the first floor accommodation. Externally the property continues to impress with its wide plot offering gardens to both the front and rear, drive parking and single garage. Additional benefits include double glazing and gas central heating. An early inspection of this property comes highly advised.



Total area: approx. 135.7 sq. metres (1460.9 sq. feet)

Location**

The village has a primary school, and both secondary and upper schools are a short walk away. For leisure, there are three public houses, and Ratby's sports club has both cricket and football pitches. A network of countryside footpaths surround the village, and nearby woodlands offer relaxing walks. For day-to-day needs, a mini market, shops, newsagent and post office are also on your doorstep. Situated just minutes from the M1, there are convenient links to all Midlands cities, and East Midlands airport.

** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

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Detailed Accommodation

Entrance Hall
With double glazed access door with radiator, laminate flooring and stairs rising to the first floor.

Living Area
11'7" x 14'9" (3.53m x 4.50m)
Having double glazed bow fronted window, radiator, t.v. point, laminate flooring and access to understairs storage.

Dining Area
20'0" x 9'3" (6.10m x 2.82m)
With open aspect from the living area, the laminate flooring continues throughout, wall mounted lights, radiator and double glazed french doors and windows overlooking the garden in addition to a feature skylight.

Breakfast Kitchen
15'4" widening to 21'9" x 8'4" (4.67m widening to 6.63m x 2.54m)
Having a range of modern wall and base units with stainless steel sink and drainer with mixer tap, integrated double oven and grill, four ring gas hob and extraction hood, tiled effect vinyl flooring, double glazed window and double glazed access door to the garden, space and plumbing for further appliances, built in breakfast bar, tiled splash backs, ceiling spot lights and radiator.

Ground Floor W.C.
Consisting of w.c. and vanity hand basin, tiled effect vinyl flooring, double glazed opaque window, tiled splash back and extraction fan.

First Floor Landing
Stairs rising to the landing with loft access and all rooms leading off.

Bedroom One
16'7" x 9'4" (5.05m x 2.84m)
Having dual aspect double glazed window with roller fitted blind, radiator and access to

En-suite
With three piece white suite comprising double shower unit with w.c, and hand basin, double glazed opaque window, vinyl flooring, chrome heated towel rail, tiled walls and ceiling spot lights, extraction fan and built in storage cupboard.

Bedroom Two
11'8" x 11'0" (3.56m x 3.35m)
With double glazed window with fitted roller blind and radiator.

Bedroom Three
11'6" x 10'8" (3.51m x 3.25m)
With double glazed window with fitted roller blind and radiator.

Bedroom Four
10'2" x 7'2" (3.10m x 2.18m)
With double glazed window and fitted roller blind, radiator and built in wardrobe.

Family Bathroom
With three piece white suite comprising panelled bath with electric shower over, w.c. and hand basin, part tiled walls, double glazed opaque window, fitted venetian blind, vinyl flooring and airing cupboard.

Outside

Rear Garden
The rear garden offers a combination of paved patio whilst being mostly laid to lawn with enclosed fenced boundary with further side paved area and side gated access and external power point.

Front Garden
The front garden is laid to lawn with gravel and planted borders, along with conifer tree lined boundary.

Driveway
The driveway is tarmac providing off road parking for multiple vehicles leading to a single garage.

Single Garage
21'3" x 9'6" (6.48m x 2.90m)
Having up and over access door, rear courtesy door, double glazed window, light and power supply along with wall mounted boiler.

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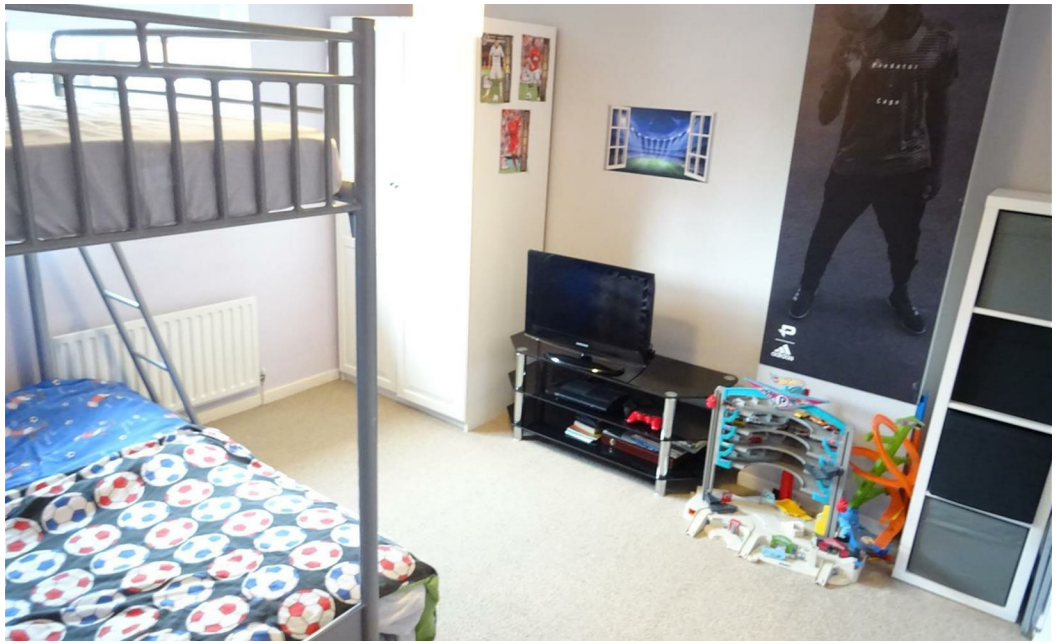

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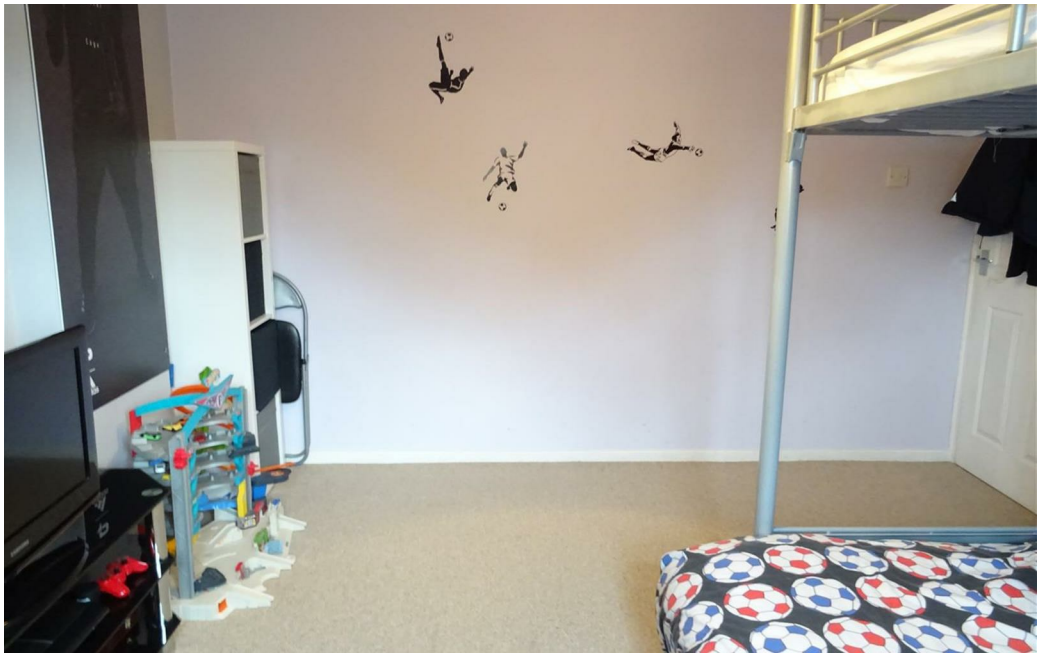

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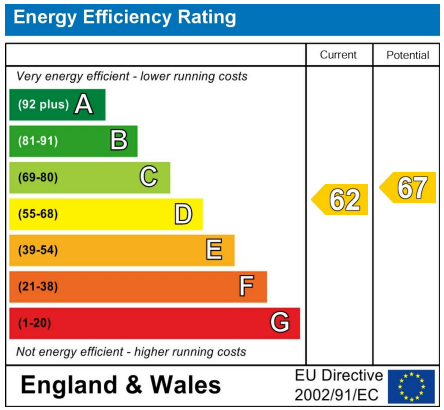

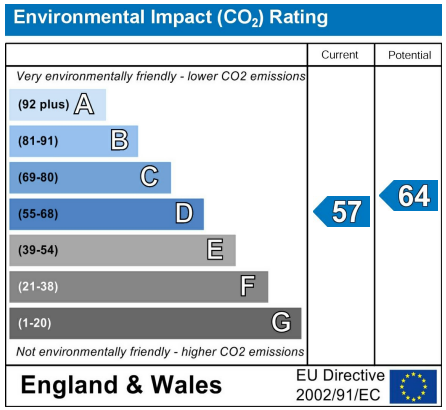

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Fixture & Fittings
All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

Special Note To Buyers
Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.
* Council Tax Band correct at the time of instruction. Taken from Directgov.uk
** All distances have been taken from Google maps and must be taken as approximate.

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Money Laundering
Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

Tenure
We are advised by the vendor(s) that the premises are Freehold

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