

Sinclair



1 Stamford Street, Ratby

£270,000

1 Stamford Street

Ratby, Leicester

This INDIVIDUALLY APPOINTED TWO DOUBLE BEDROOM DETACHED HOME offered with NO UPWARD CHAIN and occupying part of a private development. Comes to the market within the popular commuter village of Ratby. In brief, the property enjoys an entrance hall, a lounge and separate kitchen/diner which in turn offers a utility room and ground floor w.c respectively and to the first floor there are two double bedrooms and the three piece bathroom suite. Externally, the home enjoys a low maintenance rear garden, a gated entrance with two allocated car parking spaces and a stone shingled frontage. Early viewing is come highly advised in order to avoid disappointment.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Detached House
- Two Double Bedrooms
- Offered With No Upward Chain
- Off Road Parking
- Rear Garden
- Ideal For Commuting



GROUND FLOOR

Entrance Hall

Entered via a composite front door with inset opaque double glazed panel and having stairs rising to the first floor with ceramic tiled flooring.

Lounge

12' 6" x 11' 9" (3.81m x 3.58m)

Having uPVC double glazed window to front an electric storage heater, an electric effect fireplace and enjoying timber beams.

Kitchen/Diner

9' 0" x 11' 0" (2.74m x 3.35m)

Inclusive of an attractive range of wall and base units with rolled edge work surfaces, a four ring electric hob with electric oven and grill, tiling to splash prone areas, extractor hood, a sink and drainer unit with swan neck mixer tap, a fitted dishwasher, electric storage heater and enjoying ceramic tiled flooring.

Utility Room

5' 0" x 9' 9" (1.52m x 2.97m)

Having continued ceramic tiled flooring from the kitchen/diner and having space and plumbing for appliances, a work surface, a range of units, tiling to splash prone areas and granting access to both the ground floor w.c and rear garden via a composite side personnel door with inset opaque double glazed panel.

W.C

Having ceramic tiled flooring, a low level push button w.c, wall mounted wash hand basin with tiled splashbacks and an extractor fan.



FIRST FLOOR

Landing

Having an opaque uPVC double glazed window to rear.

Bedroom

12' 6" x 13' 6" (3.81m x 4.11m)

Having two uPVC double glazed windows to front and two further uPVC double glazed windows to side and benefiting from a double mirrored sliding wardrobe.

Bedroom

9' 8" x 11' 1" (2.95m x 3.38m)

Enjoying a dual aspect with uPVC double glazed windows to front and side, access to over stairs storage which in turn houses the hot water cylinder, electric storage heater and having double fitted sliding timber framed wardrobe.

Bathroom

6' 5" x 5' 3" (1.96m x 1.60m)

This three piece suite comprises a low level push button w.c, pedestal wash hand basin with panelled bath and electric shower over, extractor fan and having timber effect vinyl flooring.

Rear Garden

Having a paved walkway from the rear door edged with stone shingling and giving way to a lawn with brick wall surround with wrought iron fence.

Front Garden

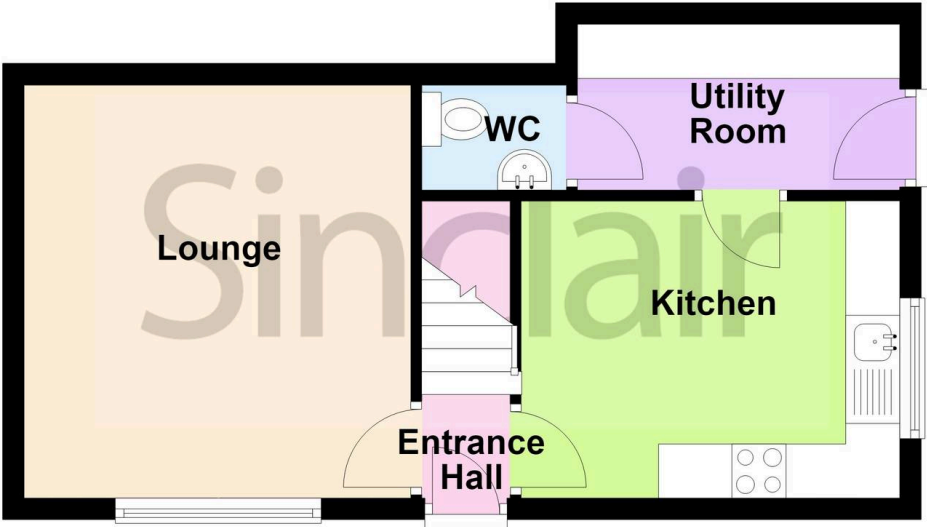
Having a stone shingled frontage bisected by a paved walkway access to the front door and complemented by a range of shrubs.

Secure gated

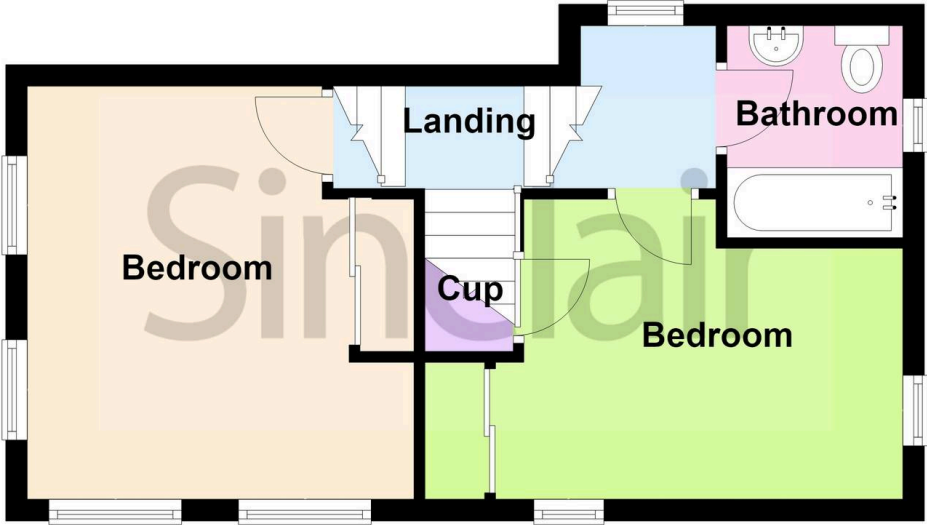
Entered via an electric fob controlled gate. The parking comprises two tarmac allocated car parking spaces.



Ground Floor



First Floor





Sinclair Estate Agents

Sinclair Estate Agents, 3 Belvoir Road, Coalville – LE67 3PD

01530 838338

coalville@sinclairestateagents.co.uk

www.sinclairestateagents.co.uk/#/

Digital Markets Competition & Consumers Act 2024 (DMCC ACT) – The DMCC Act which came into force in April 2025 is designed to ensure that consumers are treated fairly and have all the necessary information required to make an informed purchase. Sinclair are committed to providing material information relating to the properties we market to assist prospective buyers when making a decision to proceed with a property purchase. It should be noted that all information will need to be verified by the buyers solicitors and is given in good faith from information obtained by sources including but not restricted to HMRC Land Registry, Spectre, Gov.uk and information provided and verified by our vendors.