



Putting great property on the map

**2 Grange Close
Ratby
Leicester
LE6 0NR**

Price guide £225,000



A well presented and appointed detached bungalow in the sought after village of Ratby well served by good local amenities and enjoying excellent road links both to the city centre and the M1/M69 motorway junctions.

Refurbished by the present owner the property benefits from a refitted kitchen and bathroom, decoration and floor coverings throughout and it occupies a large corner plot with potential to extend the property if required. There is a gas central heating system with replacement combination boiler and extensive UPVC double glazing. This really is a property that you could move straight into without having to lift a finger! Early viewing is highly recommended.

Directional Notes

The property is best approached by entering Ratby from Kirby Muxloe turning right onto Dane Hill. Here take the first right onto Nicholas Drive, follow the road round, which bears to the left, and Grange Close is on your left hand side. The property can be identified by the agent's for sale board.

Accommodation

The dimensions are approximate and the accommodation in more detail comprises:-

Storm Porch

Approached by double UPVC doors to storm porch and then composite door into 'L' shaped entrance hall.

Entrance Hall

With central heating radiator and loft access.

Lounge 5.98m x 3.44m max 2.93m min (19'7" x 11'3" max 9'7" min)

With large UPVC double glazed picture window and further double glazed window to the front elevation, two central heating radiators and wall mounted lamp points.

Fitted Kitchen 2.73m x 2.79m (8'11" x 9'2")

With window and glazed door leading to sun lounge, central heating radiator, quality fitted units incorporating an enamelled one and a quarter inlaid sink unit with base cupboards under, further range of both base and wall mounted units with square edge work surfaces, five ring gas hob with electric oven below and brushed steel cooker hood over.

Sun Lounge 5.76m x 1.79m (18'11" x 5'10")

With glazed door and windows overlooking the rear garden, central heating radiator and ceramic tiled flooring.

Bedroom One 3.92m x 3.13m (12'10" x 10'3")

With UPVC double glazed window to the rear and central heating radiator.

Bedroom Two 3.11m x 2.48m (10'2" x 8'2")

With UPVC double glazed window to the side and central heating radiator.

Refitted Bathroom

With UPVC double glazed opaque window to the side, lovely contemporary white suite comprising panelled bath with gravity shower over, low level wc and vanity wash hand basin with attractive unit under, full ceramic tiling.

Outside

The property stands on a nice corner plot, all hard landscaped for ease of maintenance with pebbled fronting with block brick edging, paved car standing providing vehicular access to garage with an additional 3.4m width to the side of the garage offering potential for extension subject to consent.

Garage 5.46m x 2.48m (17'11" x 8'2")

With up and over door to the front and window to the rear. Gated side pedestrian access leads to a rear garden with full width paved patio, pebbled garden with planted beds and enclosed by panelled fencing.

Tenure

The property is being sold freehold with Vacant Possession upon completion. FIXTURES AND FITTINGS - All the items mentioned in these sales details are to be included within the purchase price. SERVICES - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points. LOCAL AUTHORITY - Hinckley & Bosworth Borough

Council, Rugby Road, Hinckley, Leicester (Tel: 01455 238141)

Agent's Notes

CONSUMER PROTECTION LEGISLATION - These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our Sales Details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

Offer Process

If you are interested in this, or any of our other properties, it is important that you contact us at your earliest opportunity prior to speaking to a Bank/Building Society or Solicitor. If we are not aware of your interest, this could possibly result in the property being sold elsewhere. As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make. We therefore ask any potential purchaser to make an appointment with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. We offer Independent Financial advice and are able to source mortgages from any lender. Please ask for information on our exclusive Buyer Protection service. If you are making a cash offer, we will require confirmation of the source and availability of your funds. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. A life assurance policy may be required. Licensed

Credit Brokers. Written details of credit terms are available upon request.

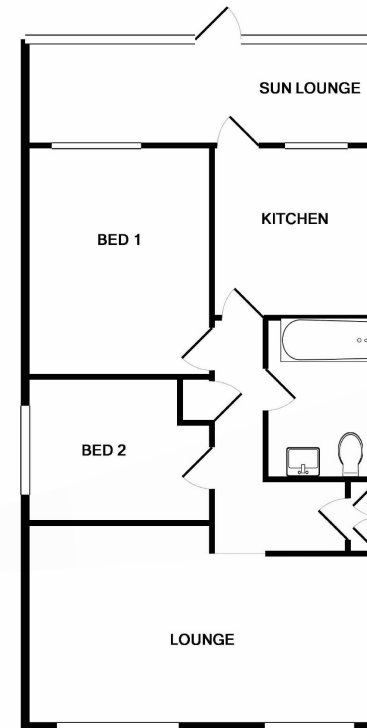
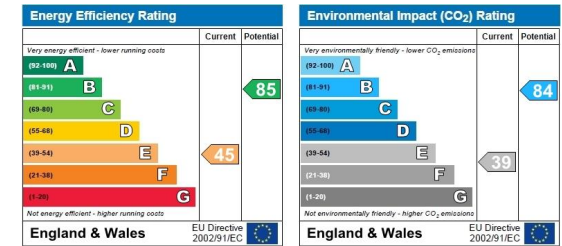
Charity Link

Readings have teamed up with Charity Link, a Leicester based charity which has been supporting local people in poverty, hardship or crisis for nearly 140 years. By choosing Readings to act on your behalf when selling your home, you can also help provide beds, fridges, cookers and other vital items for local people who really need our support.

How it works:

For every property we sell Readings donate £10 to Charity Link. You can choose to match this donation on completion of the sale of your

house (simply tick the appropriate donation box on your contract). With the unique way Charity Link work by accessing grants from charitable trusts available to help those in need, they can turn each donation of £10 in to £50 - all of which goes directly to those who most need it. With your support we can really make a difference.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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