



57 Danehill, Leicester, LE6 0NG
£255,000

Lovely spacious 3 bed detached, prime location. FGCH, UPVC dbl glaz, PVC fascias. Hall, study, 31' lounge, conservatory, kitchen (oven/hob). Landing, 3 beds, bathroom with white suite. Demi-garage and SW facing gardens. Recommended. EPC BAND B

Entrance Hall

Composite double glazed entrance door, coir flooring.

Study 8'0" x 7'0" (2.44 x 2.13)

Issuing off the lounge this really useful flexible room could be a work-from-home office, study or playroom. Has been created by a recent conversion of part of the garage. UPVC double glazed opaque window to side, laminate floor, radiator, recessed spotlights.

Lounge-Diner 32'0" x 11'2" (9.75 x 3.40)

A delightfully spacious lounge-diner, having dual aspect with an abundance of light coming in through the picture window to the front and through the conservatory to the rear. Laminate flooring, UPVC double glazed window to front, three radiators, gas fire set in an attractive marble effect fireplace with wooden surround, coving to ceiling. UPVC double glazed sliding doors to conservatory.

Conservatory 9'0" x 7'6" (2.74 x 2.29)

UPVC double glazed conservatory with a brick base, polycarbonate roof, door leading to rear gardens.

Inner Lobby

Stairs to first floor, under-stairs store, laminate floor.

Kitchen 11'6" x 7'7" (3.51 x 2.31)

UPVC double glazed window to rear and door to side, tiled floor, fitted with a range of base, drawer & eye level units, work surfaces, tiled splash backs, large white enamel sink unit with mixer taps, built in electric double oven, gas hob with extractor hood. Provision for washing machine, space for tall fridge/freezer.

1st Floor: Landing

UPVC double glazed opaque window, fitted carpet, access to loft.

Bedroom One 11'6" x 11'0" (3.51 x 3.35)

A generous double bedroom. UPVC double glazed window to rear, fitted carpet, radiator, built-in wardrobes.

Bedroom Two 11'6" x 10'6" (3.51 x 3.20)

Another generous double bedroom. UPVC double glazed window to front, fitted carpet, radiator.

Bedroom Three 8'9" x 7'6" (2.67 x 2.29)

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

Bathroom 7'10" x 5'7" (2.39 x 1.70)

UPVC double glazed opaque window, chrome heated towel rail, tiled walls around bath area, fitted with a white suite comprising of panelled bath with mains shower over, vanity wash hand basin, airing cupboard housing Worcester combination boiler.

Separate wc

UPVC double glazed opaque window, wc

Outside

The front of the property has parking on block paved driveway for 3 cars side by side, leading to demi-garage with light & power. The South-West facing private rear gardens are well kept with decking, lawn, gravelled areas, shrubs and bushes, fully fenced boundaries.

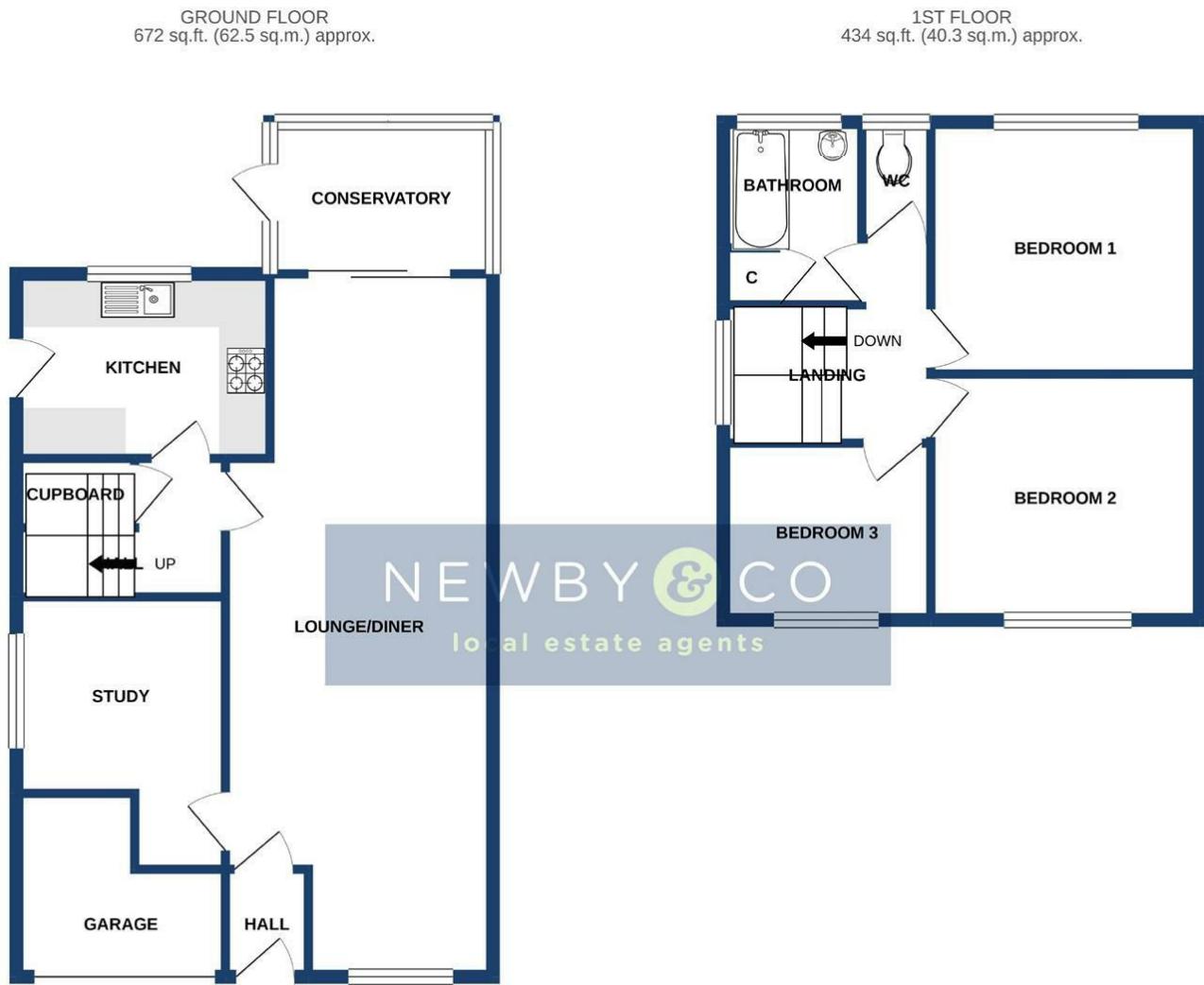
Useful Information

This property falls within the Hinckley & Bosworth Borough Council (01455) 238141 area and has a Council Tax Band of C which means a charge of £1625.80 Pa for tax year ending March 2021. We understand the schools within catchment are Ratby Primary school, Brookvale high school . For more information regarding school catchment areas contact the Allocations Dept at County Hall on 0116 3056684

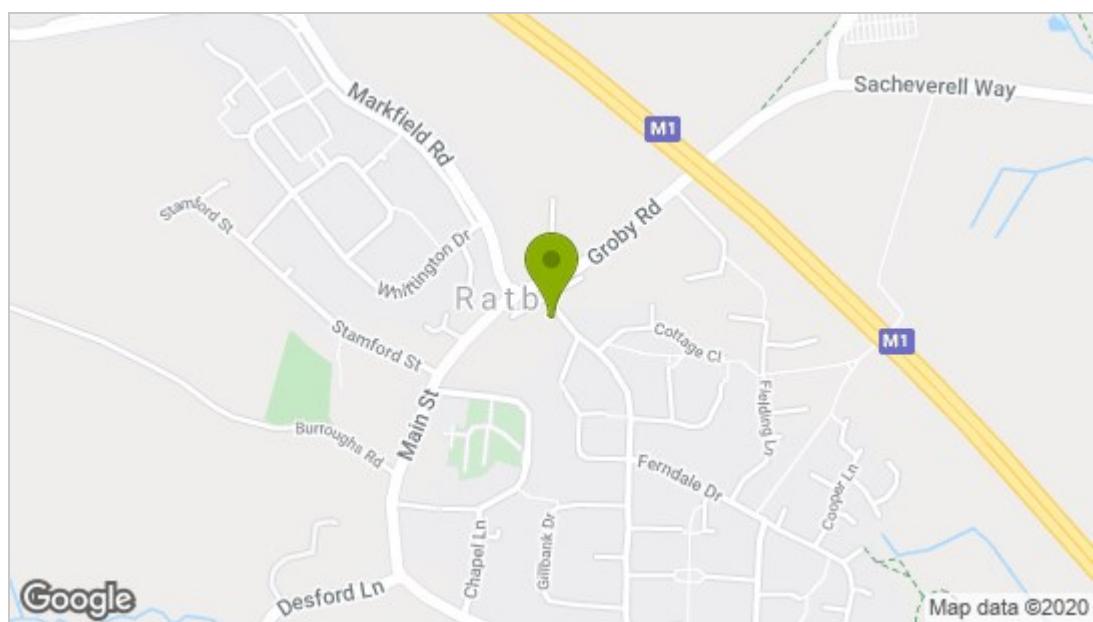
Directional Note

Enter LE6 0NG into your Sat Nav or Google. Or alternatively, on entering Ratby from Groby, turn left into Danehill and the property can be found on the right.

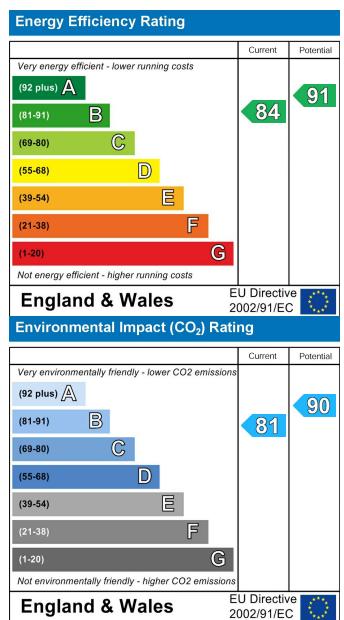
Floor Plan



Area Map



Energy Efficiency Graph



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