

4 RATBY MEADOW LANE

ENDERBY, LEICESTERSHIRE



JAMES
SELLICKS

SALES LETTINGS SURVEYS MORTGAGES



4 Ratby Meadow Lane

Enderby
Leicestershire LE19 2BN

A fantastic, spacious detached two bedroom bungalow located on this unique, quiet road. The property offers a superb living kitchen and is beautifully presented by the current owners.

Entrance hall | sitting room | living kitchen | utility room | master bedroom | en-suite shower room | bedroom two | bathroom | driveway | landscaped rear gardens | pond | no upward chain | EPC - C

LOCATION

Ratby Meadow Lane lies just outside the village of Enderby, next to Palmers Garden Centre, excellently located for the M1/M69 motorway networks and Fosse Retail Park. Local day to day shopping can be found in the village of Enderby itself, which offers a range of amenities including banks, Post Office, convenience store and public houses. Leicester city centre with its professional quarters and mainline railway station are only a short distance to the north.

ACCOMMODATION

A uPVC double glazed front door with window to the side leads into the reception hall, housing a built-in storage cupboard, alarm pad and loft access. The master bedroom has a window to the front, built-in wardrobes and an en-suite bathroom with a double shower cubicle, Jacuzzi Spa corner bath, low flush WC and a wash hand basin with cupboard beneath, tiled walls and tiled floor. Bedroom two has a uPVC double glazed window to the front and an excellent range of built-in wardrobes with matching drawers. The sitting room has windows to the rear and side, a brick built chimneybreast with inset cabinet and gas living flame effect fire on a stone hearth, halogen down spotlights, ceiling coving, light and fan.

The fantastic living kitchen boasts an excellent range of contemporary style eye and base level units and soft-closing drawers, display cabinets, ample Quartz preparation surfaces and upstands, a five-ring hob with tiled splashback and extractor hood over, double oven, integrated microwave and dishwasher and fridge, an island unit houses a one and a quarter bowl stainless steel sink and drainer unit and provides Quartz breakfast bar space with further storage beneath, rooflights, French doors and further door and window to the rear, halogen down spotlights and tiled flooring. A refitted shower room located off the hallway has a double shower cubicle with rainforest and personal shower heads, low flush WC and a wash hand basin with cupboard beneath, further built-in cupboard, fully tiled walls and tiled floor. A utility room with rooflights and halogen down spotlights provides a good range of eye and base level units, worktops, a stainless steel sink and drainer unit, display cabinet, plumbing for washing machine, dishwasher and tumble dryer, tiled floor.

OUTSIDE

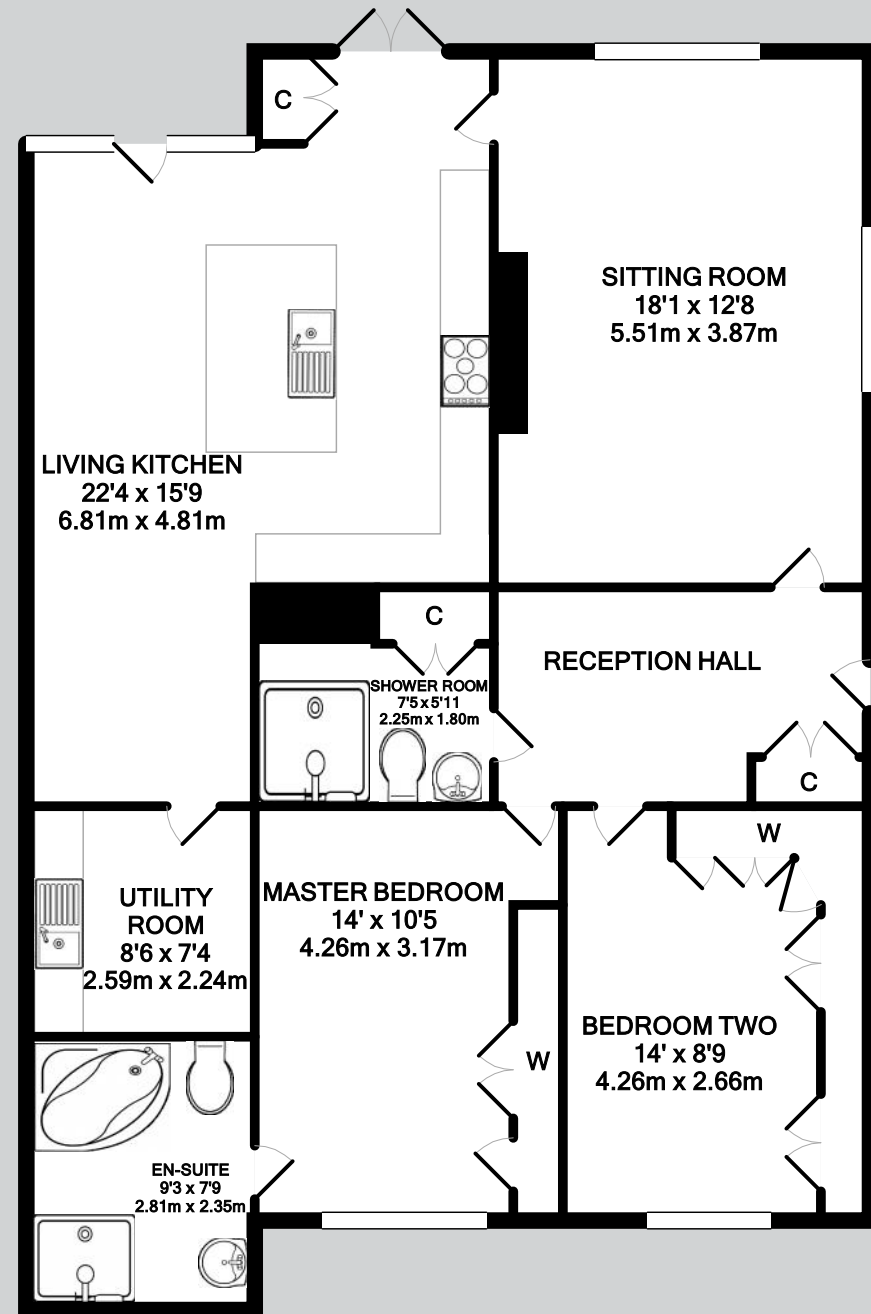
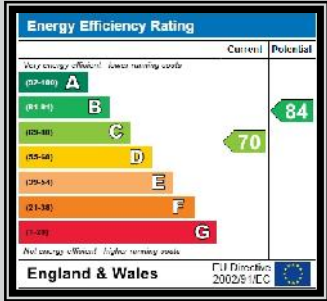
To the front of the property a gravelled driveway provides parking for several vehicles. Gated side access leads to professionally landscaped and beautifully presented rear gardens with a large stone patio entertaining area, pond with feature bridge leading to further decked area, shaped lawn, gravelled pathways, a vegetable garden and mature borders.

DIRECTIONAL NOTE

Proceed out of Leicester via the A5460 Narborough Road in a southerly direction, upon reaching the first roundabout take the second exit onto Narborough Road South. At the next roundabout take the second exit onto the B114 St Johns Road, turning left onto the slip road after the Police Headquarters onto Ratby Meadow Lane where the property can be located on the left hand side.







4 Ratby Meadow Lane, Enderby, Leicestershire LE19 2BN

Total Approximate Gross Internal Floor Area = 1108 SQ FT / 103 SQ M

Measurements are approximate.
Not to scale.
For illustrative purposes only.



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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.