



19 Gillbank Drive, Leicester, LE6 0NH

£260,000

Well presented 2 bedroom detached bungalow, QUIET LOCATION, FGCH, UPVC double glazing, 17' lounge, 17' CONSERVATORY, fully fitted kitchen, gardens front and rear, GARAGE, NO UPWARD CHAIN!

Porch & Entrance Hall

Composite double glazed outer door into the porch. Glazed inner door into the hall, quality fitted carpet in a practical shade, radiator, access to loft.

Lounge 17'2 x 10'2 (5.23m x 3.10m)

A well proportioned dual aspect living room which links the living space in this nicely flowing accommodation. UPVC double glazed window to rear, hardwood stained twin opening glazed doors into the conservatory, fire in wooden surround, radiator, quality fitted carpet in practical shade.

UPVC Conservatory 17'3 x 15' max (5.26m x 4.57m max)

A delightful L-shaped UPVC double glazed conservatory with a brick base providing excellent additional living space with the option of placing a dining table too. There are French doors leading out to the rear garden, quality hard wearing laminate flooring, multiple opening windows, a polycarbonate tall apex roof, two radiators so that the room can be enjoyed all year round.

Fully Fitted Kitchen 10'10 x 7'7 (3.30m x 2.31m)

A well appointed kitchen facing the front aspect with a modern range of units and an open plan utility area off. Two UPVC double glazed windows to front, vinyl flooring, a range of white modern base, drawer and eye level units, work surfaces with tiled surrounds, chrome switches and sockets, composite sink unit with mixer taps. There is a built-in electric oven with ceramic hob and extractor hood, a wall mounted gas fired combi boiler (approx 8 years old) In the utility area there are additional storage units, more worktops, provision for usual appliances, radiator, UPVC double glazed external door to side.

Bedroom One 10' x 9'10 (3.05m x 3.00m)

A good sized double bedroom with UPVC double glazed window to rear, quality fitted carpet, radiator, fitted wardrobes.

Bedroom Two 10' x 8' (3.05m x 2.44m)

A second bedroom with UPVC double glazed window to front, quality fitted carpet, radiator, fitted wardrobes.

Bathroom 7'8 x 5'2 (2.34m x 1.57m)

A well appointed bathroom with modern white

suite. UPVC double glazed opaque window to front, tiled floor, panelled bath with electric shower over, pedestal wash hand basin, mainly tiled walls, extractor fan, linen cupboard.

Separate WC

Situated off the hall is a separate wc with UPVC double glazed opaque window, fully tiled walls and a fitted carpet.

Outside

To the front of the property are well laid out garden areas comprising of lawn, shrubs, small trees and a gravelled area.

A driveway at the side of the property provides space for 2/3 cars parked in tandem in front of the garage with up and over door.

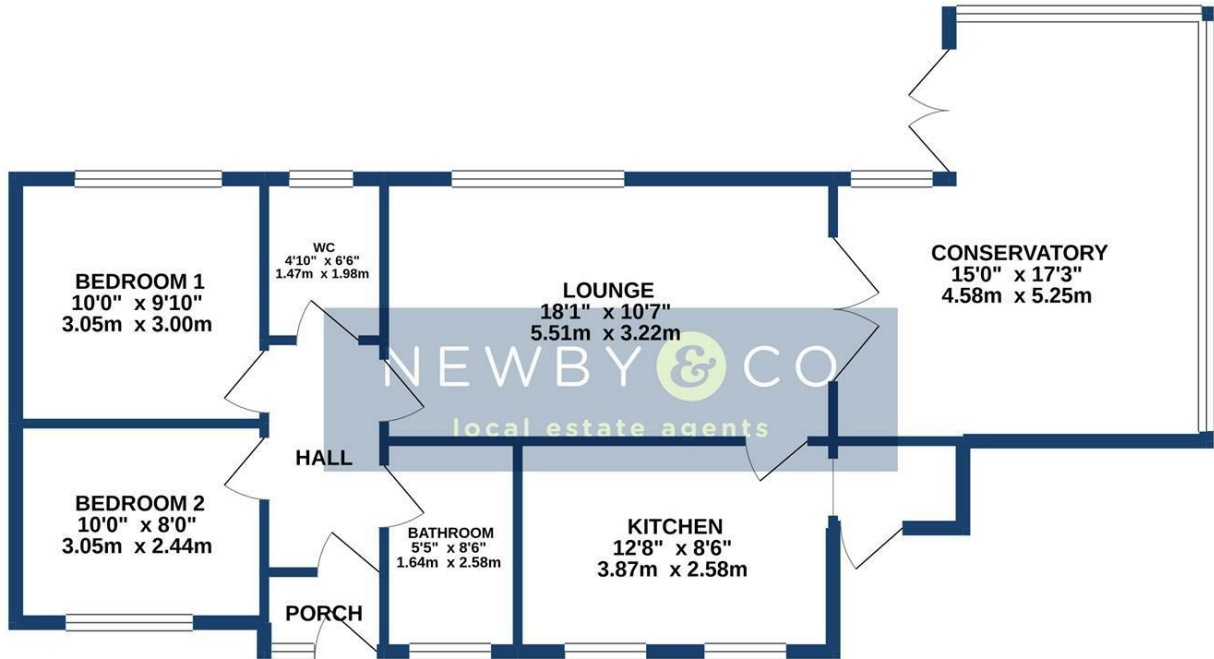
The private rear gardens are approx 40' across and are well laid out with paved patio, lawns, shrubs, fenced and hedged boundaries, external water tap and power sockets.

Ratby

Ratby is a thriving and popular village with a population of approx 4,500. There is a well regarded primary school, three pubs, St Philip & St James church and a range of shopping facilities including a relatively new Co-op store on the site of the old Geary bakery. There is nearby open countryside including The Burroughs, Martinshaw Woods and a large conservation area. There is easy access to M1, A46 & A50 main routes. Ratby is particularly known for its friendly community and the Ratby Brass Band (founded 1906). At the centre of the village is the Angel of Peace unveiled in 1920.

Floor Plan

GROUND FLOOR

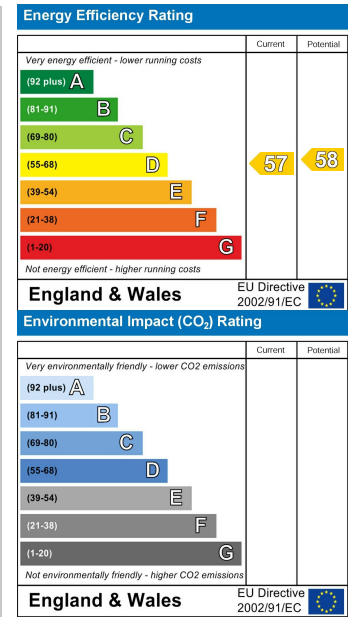


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Efficiency Graph



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