
Sinclair
1 Stamford Street, Ratby
Offers Over £240,000

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.

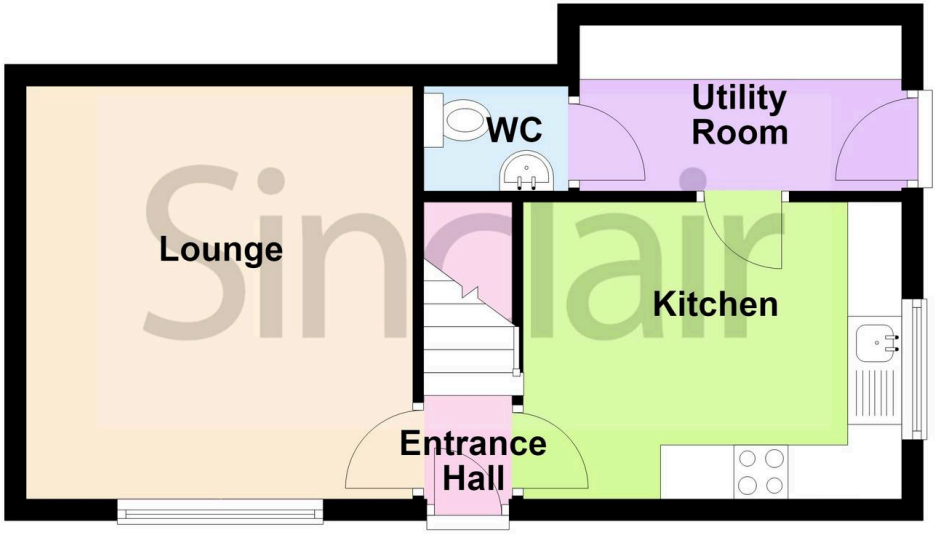
Secure gated
Entered via an electric fob controlled gate. The parking comprises two tarmacadam allocated car parking spaces.



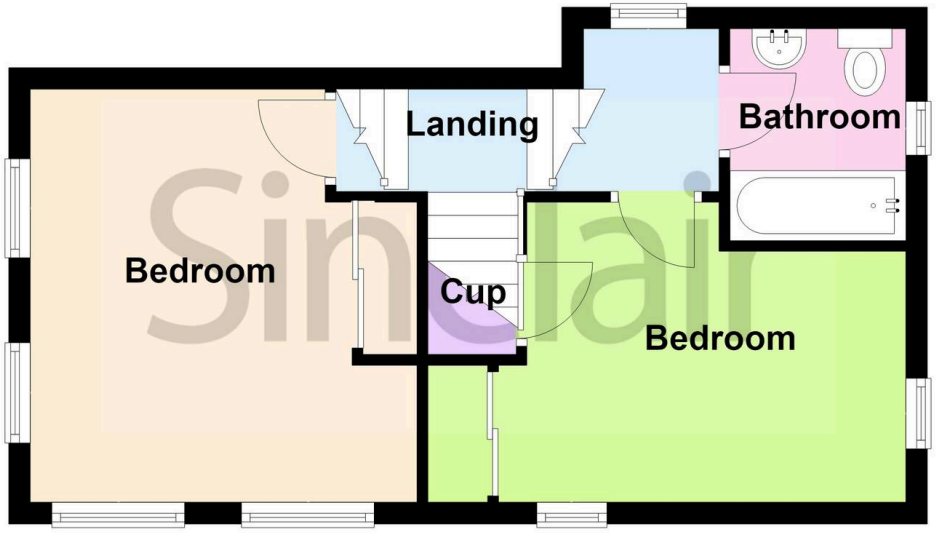




Ground Floor



First Floor





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