



**18 BANCROFT
WAY, RATBY LE6 0BZ**

£295,000
FREEHOLD



0116 236 7000



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judgeestateagents.co.uk



13 The Nook, Anstey, Leicester,
Leicestershire, LE7 7AZ



A VERY WELL PRESENTED THREE BEDROOM SEMI-DETACHED HOUSE SITUATED WITHIN A PLEASANT CUL-DE-SAC ON THE OUTSKIRTS OF THIS POPULAR VILLAGE IS OFFERED FOR SALE. MAKING AN IDEAL FAMILY HOME, THIS IMPRESSIVE HOUSE APPRECIATES AN ENTRANCE HALL, WC, KITCHEN/DINING ROOM, LIVING ROOM, FIRST FLOOR LANDING, THREE BEDROOMS WITH AN EN-SUITE TO THE PRIMARY BEDROOM AS WELL AS A FAMILY BATHROOM. THERE IS A WELL ESTABLISHED REAR GARDEN AND FROM THE FRONT THERE IS OFF ROAD PARKING. JUDGE ESTATE AGENTS RECOMMEND AN INTERNAL VIEWING TO FULLY APPRECIATE.



ENTRANCE HALL

There are stairs that lead up to the first floor landing, radiator, power point and doors that lead to:

WC

Comprising a low level WC, wash hand basin, heated towel and a window to the front aspect.

KITCHEN/DINING 14' - 12'10 x 12'

There are a range of wall and base units and work surfaces, sink with a mixer tap, integral oven, hob and extractor, window to the front aspect, radiator, plumbing for washing machine, power points and a door that leads to:

LIVING ROOM 17' - 13'11 x 15'

Benefiting from a window to the rear aspect, radiator, power points, under stairs cupboard and patio door to the rear aspect.

FIRST FLOOR LANDING

Having a window to the side aspect, loft access, radiator, power points, built in cupboard and doors that leads to:

PRIMARY BEDROOM 11' x 10'

Benefiting from a window to the front aspect, radiator, power points and a door that leads to:

EN-SUITE

Comprising a low level WC, wash hand basin, walk in shower, complimentary tiling and a heated towel rail.

BEDROOM 11'11 x 8'

Having a window to the rear aspect, radiator and power points.

BEDROOM 8'10 x 7'11

There is a window to the rear aspect, radiator and power points.

BATHROOM

Comprising a low level WC, wash hand basin, bath with shower over, complimentary tiling, heated towel rail, window to the front aspect and an airing cupboard.

REAR GARDEN

A lovely garden made up of a patio that leads to a mainly laid to lawn area a shed and stocked borders with a variety of shrubs and plants. The seller has also advised that the garden is south facing.

PARKING

From the front there is brick paved off road parking.

RATBY VILLAGE

The village of Ratby is located just outside the Leicester City boundary, to the north-west, and is well known for its popularity in terms of convenience for ease of access to the afore-mentioned centre of employment and all the excellent amenities therein, as well as the market towns of Hinckley, Market Bosworth, Ashby-de-la-Zouch, Coalville and Loughborough, the M1/M69/M42 motorway network for travel north, south and west, the East Midlands International Airport at Castle Donington and the adjoining Charnwood and New National Forests with their many scenic country walks and golf courses.

Ratby also offers an excellent range of local village amenities including shopping for day-to-day needs, schooling, newly opened medical centre, a wide variety of recreational pursuits and sporting activities including thriving local soccer and cricket clubs, and regular bus services to the Leicester City centre.

VIEWINGS

We always like any potential purchaser to follow our four steps

- 1) Read property description
- 2) Look at Floorplan
- 3) Watch our virtual viewing video
- 4) Please provide and assist proof of affordability

After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

MEASUREMENTS & FLOORPLANS

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

ANTI MONEY LAUNDERING

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

DISCLAIMER

In accordance with current legal requirements, all prospective purchasers are required to undergo an Anti-Money Laundering (AML) check. An administration fee of £40 per purchaser will apply. This fee is payable after an offer has been accepted and must be settled before a memorandum of sale can be issued.

1. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

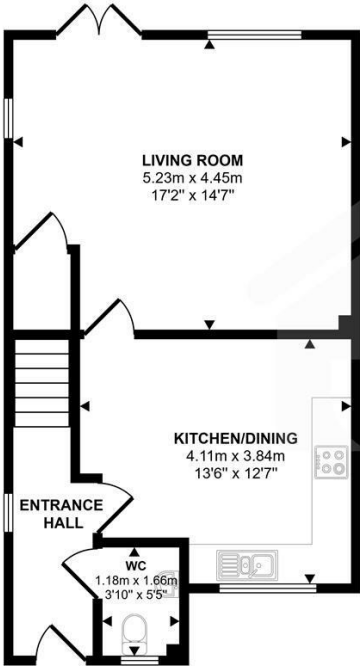


MEASUREMENTS

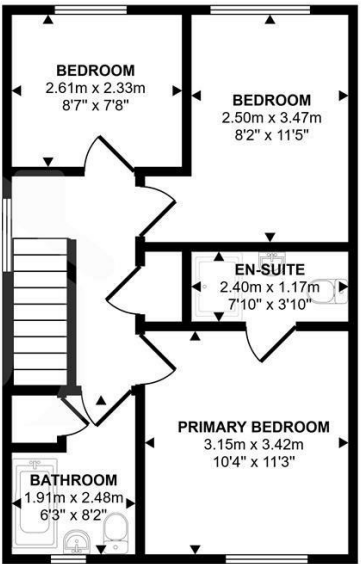
Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only. This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Snappy 360.



Approx Gross Internal Area
90 sq m / 968 sq ft



Ground Floor
Approx 46 sq m / 498 sq ft



First Floor
Approx 44 sq m / 470 sq ft

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VIEWINGS

Viewings strictly by appointment via Judge Estate Agents.

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LET'S TALK

 0116 236 7000  judgeestateagents.co.uk  sales@judgeestateagents.co.uk  13 The Nook, Anstey, Leicester, Leicestershire, LE7 7AZ



All properties are listed on Rightmove, Zoopla & our website.



TERMS & CONDITIONS

Money laundering

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1. Money laundering regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Judge estate agents limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.