



126 Station Road, Ratby
£250,000

MOORE
& YORK



126 Station Road

Ratby, Leicester

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- CHARACTER BAY WINDOW HOME
- LOUNGE, DINING ROOM & KITCHEN
- THREE BEDROOMS
- FOUR PIECE BATHROOM & SEPERATE WC
- NO ONWARD CHAIN
- POPULAR LOCATION





DETAILED ACCOMODATION

Sealed double glazed composite door leading to;

LOUNGE

13' 3" x 11' 6" (4.04m x 3.51m)

UPVC sealed double glazed sash bay window to front aspect, stripped cottage style door, radiator, meters cupboard, feature chimney breast recess, housing solid fuel burner, with raised stone hearth and beam mantle, light wood paneled flooring.

DINING ROOM

15' 2" x 11' 6" (4.62m x 3.51m)

Radiator, UPVC sealed double glazed sash window, stripped cottage style doors, stairs leading to first floor accommodation.

KITCHEN

12' 5" x 6' 0" (3.79m x 1.83m)

Fitted in a range of soft close units comprising sink unit with mixer tap over and drawers and cupboards under, matching base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, built in Neff oven and four piece ceramic hob with extractor fan over set in stainless steel hood, rectangle tiled splash backs, designer radiator, UPVC sealed double glazed sash window, integrated fridge/freezer, plumbing for washing machine.

OUTER LOBBY

Sealed double glazed door to rear garden, fitted cupboard housing Worcester central heating boiler.

BATHROOM

9' 4" x 6' 6" (2.85m x 1.98m)

Four piece suite comprising free standing claw foot bath with Victorian style shower attachment, tiled shower cubicle, pedestal wash hand basin and lo level WC, heated towel rail, tiled splash backs, UPVC sealed double glazed sash window.

FIRST FLOOR LANDING

Access to loft space.

BEDROOM 1

13' 5" x 11' 5" (4.09m x 3.48m)





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REAR GARDEN

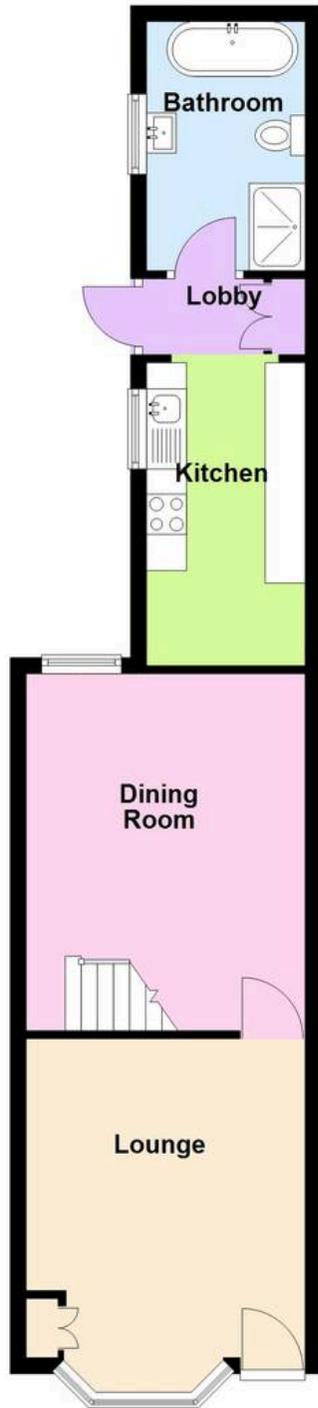
ON STREET

1 Parking Space

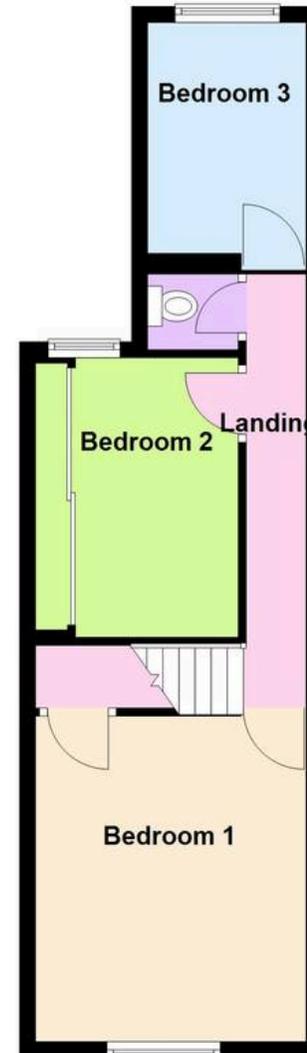




Ground Floor



First Floor





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