



24 Ratby Lane, Leicester Forest East  
£290,000

MOORE  
& YORK



## 24 Ratby Lane

Leicester Forest East, Leicester

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- EXTENDED SEMI DETACHED HOME
- LOUNGE, SITTING ROOM & DINING AREA
- KITCHEN & UTILITY ROOM
- THREE BEDROOMS
- THREE PIECE FAMILY BATHROOM WITH SPA BATH & DOWNSTAIRS WC
- EASY ACCESS LOCAL FACILITIES & MAJOR ROAD NETWORKS
- LARGE FRONTAGE PROVIDING PARKING FOR NUMROUS CARS
- GOOD SIZED REAR GARDEN
- GAS HEATING & DOUBLE GLAZING



## DETAILED ACCOMODATION

### ENTRANCE HALL

Radiator, wood block flooring, understairs cupboard.

### LOUNGE

12' 6" x 10' 8" (3.81m x 3.25m)

UPVC sealed double glazed bay window, radiator, TV point, radiator, spotlights, sliding doors leading to;

### SITTING ROOM

11' 4" x 10' 6" (3.45m x 3.20m)

Radiator, display chimney breast recess, spotlights, open plan access to:

### DINING AREA

10' 3" x 8' 7" (3.12m x 2.62m)

Radiator, UPVC sealed double glazed French doors to rear garden, spotlights.

### KITCHEN

7' 10" x 7' 0" (2.39m x 2.13m)

Fitted in a range of soft close units comprising single drainer sink unit with cupboards under, matching base units with Butcher block work surfaces over, deep pan drawers and cupboards under, complementary wall mounted eye level cupboards, built in oven and four piece gas hob with angled extractor fan over, UPVC sealed double glazed window, spotlights, tiled splash backs.

### UTILITY ROOM

6' 10" x 5' 0" (2.08m x 1.52m)

Butcher block work surfaces with soft close cupboards and utility space with plumbing for washing machine under, complementary wall mounted eye level cupboards, tiled splash backs, sealed double glazed door to rear garden.

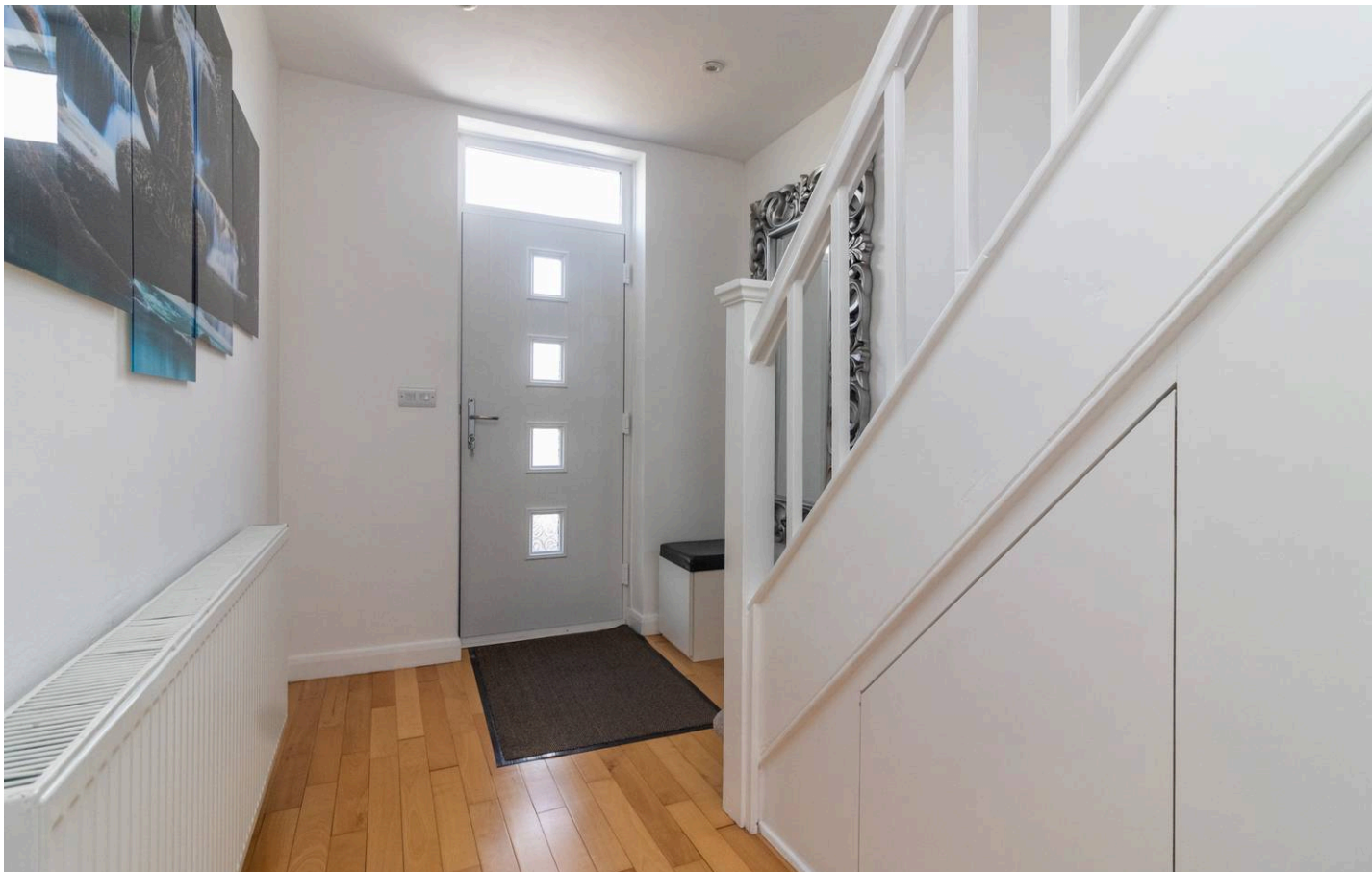
### CLOAKROOM

Low level WC and Vanity sink unit, heated towel rail, UPVC sealed double glazed window, spotlights.

### FIRST FLOOR LANDING

Access to loft space, UPVC sealed double glazed





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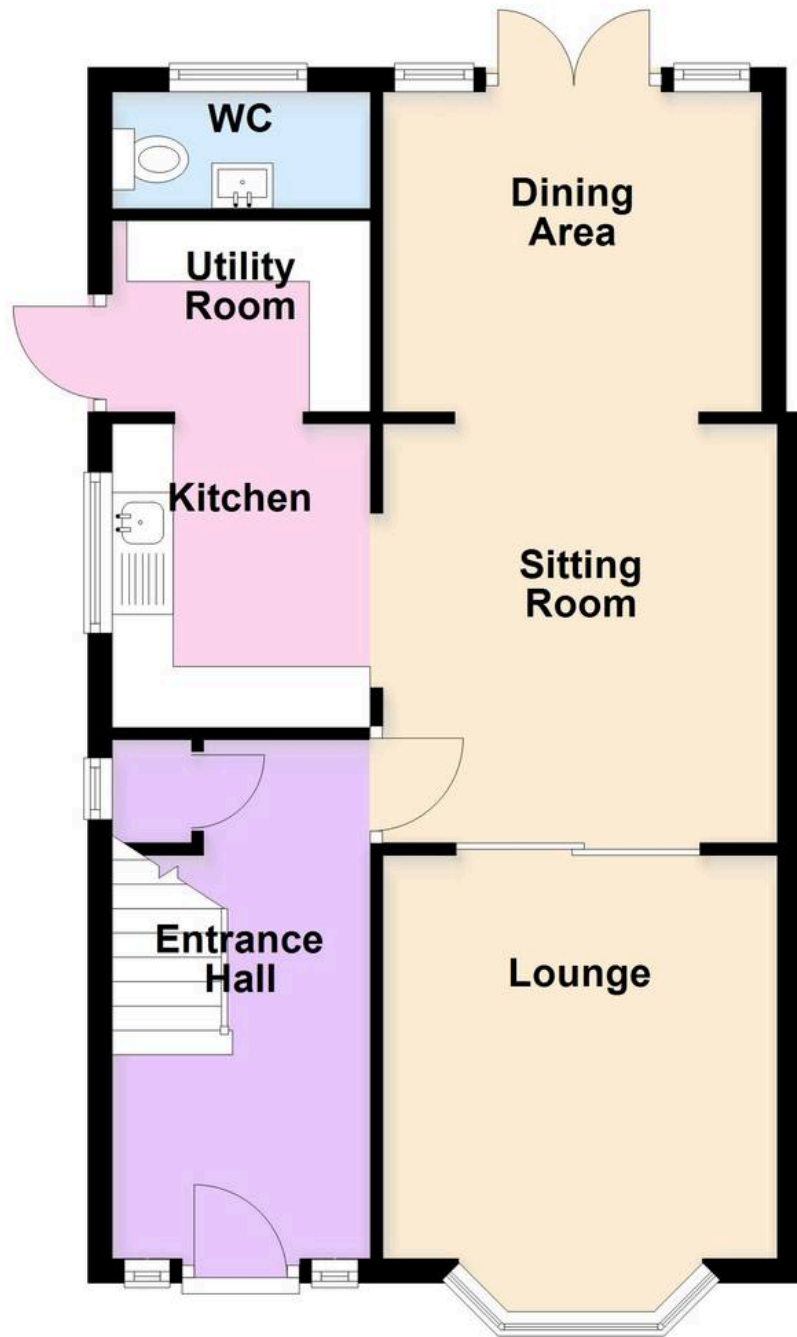
**GARDEN**

Good sized rear garden

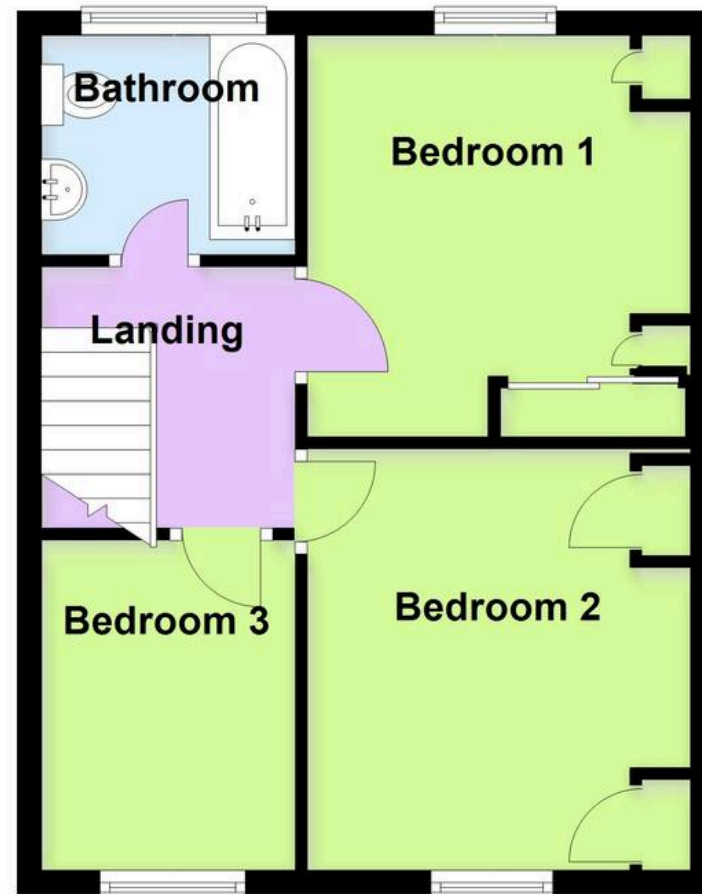
**DRIVEWAY**



### Ground Floor



### First Floor





## Moore & York

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