



10 Woodley Road
Ratby, Leicester, LE6 0NZ
£285,000



Aston & Co are delighted to offer to the market this Immaculately presented detached bungalow set in the popular village of Ratby. The accommodation briefly consists of, porch, lounge, kitchen, bathroom and two double bedrooms. The property also benefits from a utility area, gas central heating, upvc double-glazing, off-road parking, garage, landscaped gardens and a summer house. Internal viewing is highly recommended and strictly by appointment only.

- Immaculately Presented Detached Bungalow
- Recently Renovated, New Windows & Doors, Rewired & New Boiler
- Corner Plot With Landscaped Garden & Summer House
- Two Double Bedrooms
- Utility Area
- Garage & Off Road Parking
- Viewing Essential
- EPC Rating TBC, Freehold, Council Tax Band C



The Property

The property is entered via a double glazed composite door leading into.

Lounge

12'2" x 18'0" (3.71 x 5.49)

With half bay window to the front, laminate wood flooring, fire with feature surround and french doors leading onto the patio.

Kitchen

7'4" x 10'10" (2.24 x 3.32)

Fitted with a range of floor and wall mounted units with roll top work surfaces. The kitchen also benefits from a fitted oven, hob and extractor, integrated fridge and dishwasher, inset sink and tiled flooring.

Rear Hall

Providing access to the following.

Bathroom

7'5" x 5'10" (2.28 x 1.80)

Fully tiled and fitted with a three piece suite comprising, low level wc, pedestal basin and bath with shower over.

Bedroom One

10'5" x 14'0" (3.19 x 4.29)

With window to the rear.

Bedroom Two

7'4" x 10'11" (2.25 x 3.34)

With window to the rear.

Outside

The front of the property is block paved and provides car standing, which in turn leads to the property and garage.

To the side and rear are landscaped gardens with lawned and patio areas, summer house, gravelled borders and fenced boundaries.

Utility Area

10'0" x 6'0" (3.06 x 1.84)

With sink and drainer unit, plumbing for a washing machine and space for a dryer.

Garage

17'8" x 8'5" (5.39 x 2.57)

With electric roller door, power and light.

Services

The property benefits from mains gas, water, electric and drainage.



Floor Plan



Viewing

Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

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

