







St. James Close, Ratby, Leicester, LE6 0QB

- Modern 3-bed semi-detached
- Spacious open-plan living
- Contemporary kitchen-diner
- Driveway for off-road parking
- Local motorway access
- Sought-after Ratby village
- Stylish media wall feature
- Private garden with patio
- Close to local amenities
- Internal Viewing highly recommended

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£275,000

St. James Close, Ratby, Leicester, LE6 0QB

DESCRIPTION

Modern Three Bedroom Semi-Detached Home – Sought-After Ratby Village – Open-Plan Living – Stylish Interior – Private Garden – Driveway

BEAUTIFULLY PRESENTED THREE BEDROOM SEMI-DETACHED HOME IN A POPULAR MODERN DEVELOPMENT IN RATBY, LEICESTERSHIRE. Offering spacious open-plan living, a contemporary kitchen-diner, stylish media wall, private garden and driveway, this inviting home is ideal for first-time buyers, young families or anyone looking for modern village living.

Step inside and discover a home designed around everyday comfort and enjoying time together.

The journey begins in the welcoming lounge, where a contemporary media wall with built-in electric fireplace creates a stylish focal point – perfect for relaxing evenings and family movie nights.

Continue through to the modern open-plan kitchen-diner, where sleek dark cabinetry, integrated appliances and generous dining space create the heart of the home. Imagine weekend breakfasts, family meals and entertaining friends, with French doors opening directly onto the garden and bringing the outdoors into everyday living.

A convenient ground-floor WC and useful understairs storage complete this level.

Head upstairs to discover three well-appointed bedrooms. The principal bedroom offers a peaceful retreat with fitted mirrored wardrobes, while two further bedrooms provide flexibility for children, guests or working from home.

A modern family bathroom with shower over the bath completes the first floor.

Outside, the enclosed rear garden combines a paved patio, lawn and useful storage shed – perfect for summer dining, children playing or simply unwinding. A driveway provides off-road parking.

Living in Ratby village offers the best of both worlds, with local shops, schools and everyday amenities nearby, alongside excellent connections to Leicester city centre and the M1 and M69 motorway networks.

Looking for a stylish, modern family home in Ratby that's ready to enjoy? Contact Hunters Wigston today.







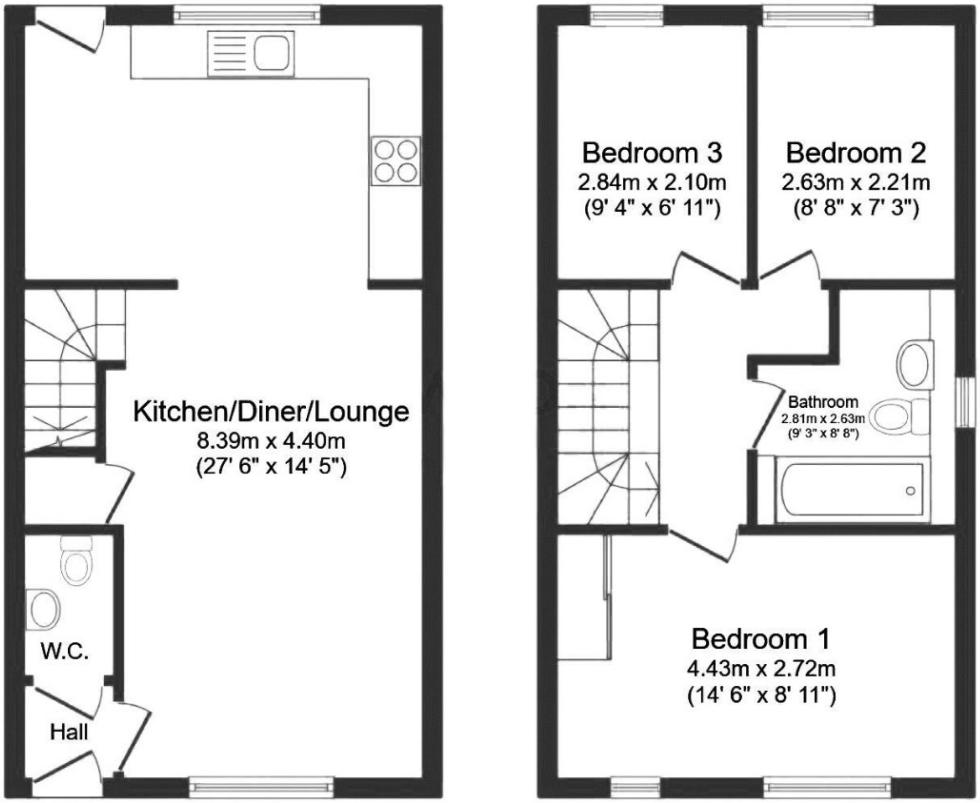



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Total floor area: 74.3 sq.m. (800 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Viewings

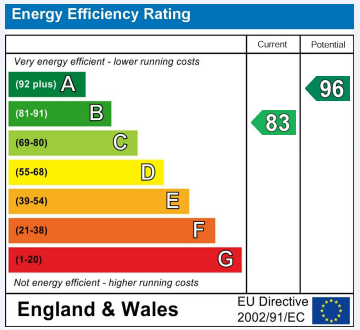
Please contact wigston@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

The Property Ombudsman

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