



10 Ratby Lane, Markfield, Leicestershire, LE679RJ

MOORE
& YORK



Property at a glance:

- Extended Detached Executive Home
- Spacious & Well Appointed Throughout
- Bespoke Designed Kitchen/Breakfast Room
- Feature 28ft Garden Room with Bi-Fold Doors
- Rear Garden With Feature Brick Built Golf Stimulator
- Two En-Suites & Family Bathroom
- Office & Games Room
- Spacious Bedroom Suite With Luxury En-Suite & Dressing Area

£675,000 Freehold



Beautifully presented executive detached family home which has been extended with great care and attention to provide extensive accommodation of the highest standard ideally suited for the large growing family perfectly located in the middle of this popular village offering easy access to the local schooling and shopping facilities and within a short drive of the M1 junction offering excellent transport links. The centrally heated and double glazed accommodation comprises to the ground floor entrance porch, entrance hall, cloakroom/WC, lounge, bespoke fitted kitchen with integrated appliances, utility room, garden/dining room with bi-fold doors to garden, good sized office and games room/bedroom 5 and to the first floor spacious master bedroom with dressing area and en-suite, guest bedroom with en-suite, two further bedrooms and family bathroom and stands with ample parking to front and easily maintainable enclosed garden to rear with feature brick built golf simulator. An internal viewing is imperative to appreciate the size and standard of accommodation offered by this amazing family home

DETAILED ACCOMMODATION

Composite sealed double glazed door with matching side panels leading to;

ENTRANCE PORCH

Tiled flooring, UPVC sealed double glazed window, hardwood door leading to;

ENTRANCE HALLWAY

Varnished flooring, stairs leading to first floor accommodation, radiator, under stairs cupboard.

CLOAKROOM/WC

Low level WC and vanity sink unit, tiled throughout, tiled flooring, UPVC sealed double glazed window.

LOUNGE

19' 3" x 11' 0" (5.87m x 3.35m) Display fire and surround, radiators, UPVC sealed double glazed window, bi-fold doors.

UTILITY ROOM

5' 1" x 4' 7" (1.55m x 1.40m) Wall mounted Worcester boiler, work surface with utility space under with plumbing for washing machine, tiled flooring, sealed double glazed door to side aspect, archway leading to;





KITCHEN/ BREAKFAST ROOM

17' 6" x 12' 1" (5.33m x 3.68m) Fitted in an extensive range of bespoke soft close units comprising one and a half bowl sink with mixer tap over and cupboards under, matching range of base units with Corian work surfaces over with matching splash back and drawers and cupboards under, complimentary wall mounted eye level cupboards, glazed display cabinets, concealed work surface lighting, built in oven and four piece ceramic hob with curved glass angled cooker hood over, tiled flooring, breakfast bar, under floor heating, integrated dishwasher, tiled splash back, serving opening and open archway leading to:

GARDEN/DINING ROOM

27' 5" x 11' 1" (8.36m x 3.38m) Bi-fold doors leading to gardens, lantern ceiling with inset remote control blinds and lighting, under floor heating, tiled flooring, work surface with wine/beer cooler space under.

OFFICE

16' 10" x 9' 10" (5.13m x 3.00m) Under floor heating, vertical radiator, sealed double glazed door to rear garden.

GAMES ROOM/BEDROOM 5

15' 10" x 15' 10" (4.83m x 4.83m) Wall mounted Media unit incorporating large TV space, under floor heating, UPVC sealed double glazed window,

FIRST FLOOR LANDING

UPVC sealed double glazed window.

MASTER BEDROOM SUITE

BEDROOM AREA

18' 1" x 17' 7" (5.51m x 5.36m) Under floor heating, UPVC sealed double glazed window, UPVC sealed double glazed French doors leading to Juliet balcony, paneled flooring.

DRESSING AREA

9' 10" x 8' 9" (3.00m x 2.67m) UPVC sealed double glazed window, paneled flooring.

EN-SUITE SHOWER ROOM

6' 8" x 5' 11" (2.03m x 1.80m) Luxury three piece suite comprising natural rainwater shower cubicle, vanity sink unit and low level WC, matching tiled flooring and walling, heated towel rail, UPVC sealed double glazed window.

BEDROOM 2

12' 1" x 11' 6" (3.68m x 3.51m) Radiator, UPVC sealed double glazed window.

EN-SUITE BATHROOM

8' 10" x 5' 1" (2.69m x 1.55m) Three piece suite comprising Jacuzzi bath with shower over, vanity sink unit and low level WC, heated towel rail, tiled flooring, UPVC sealed double glazed window, tiled throughout.

BEDROOM 3

12' 1" x 8' 10" (3.68m x 2.69m) Radiator, UPVC sealed double glazed window.









BEDROOM 4

8' 10" x 6' 2" (2.69m x 1.88m) UPVC square bayed sealed double glazed window, radiator.

FAMILY BATHROOM

8' 10" x 6' 7" (2.69m x 2.01m) Three piece suite comprising paneled bath with shower over, vanity sink unit set in bathroom unit incorporating WC, UPVC sealed double glazed window, large tiling throughout, airing cupboard.

OUTSIDE

Ample Cobblecrete parking to front with ornamental walled frontage, enclosed gardens to rear with large decked seating area providing an excellent social area leading to artificial lawns with inset brick built secure golf simulator, side patio area.

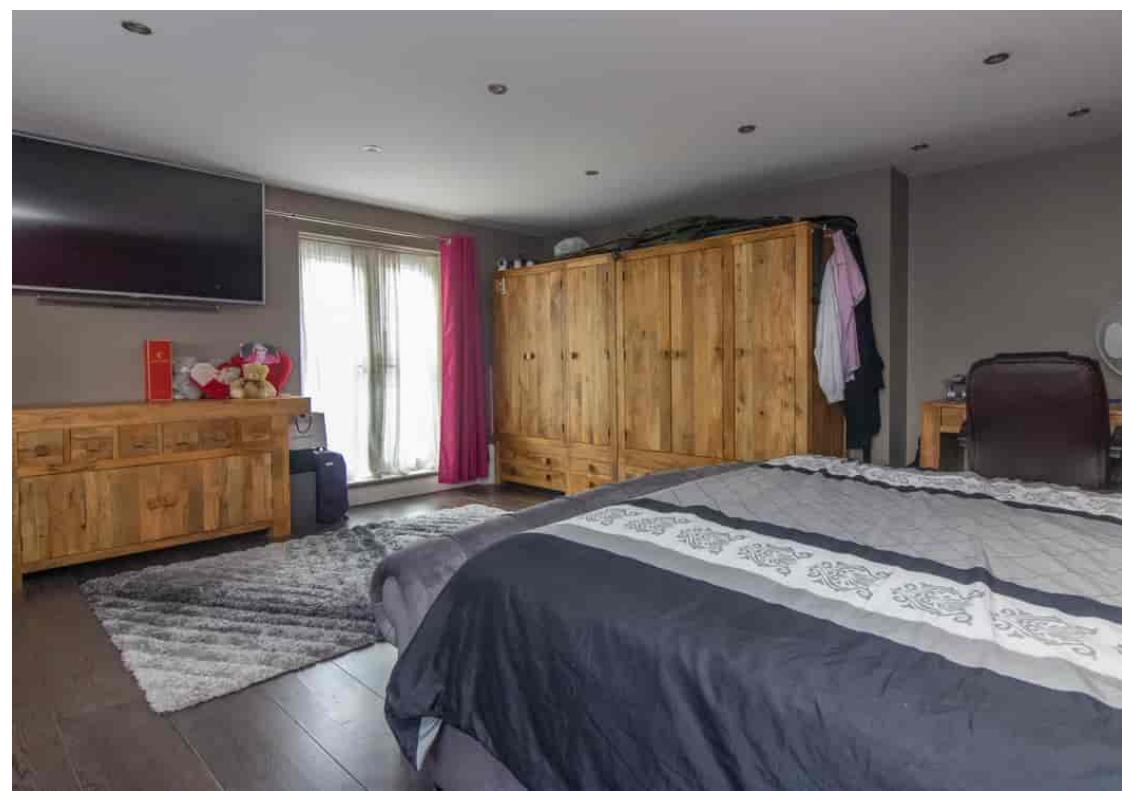
SERVICES

All main services are understood to be available. Central heating is gas-fired, electric power points are fitted throughout the property, and windows are double glazed.

VIEWING

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.











MAKING AN OFFER

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal and potentially saving you money.

If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.

FLOOR PLANS

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. Purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor

IMPORTANT INFORMATION

Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose.

COUNCIL TAX BANDING

Hinckley & Bosworth E

TENURE

Freehold

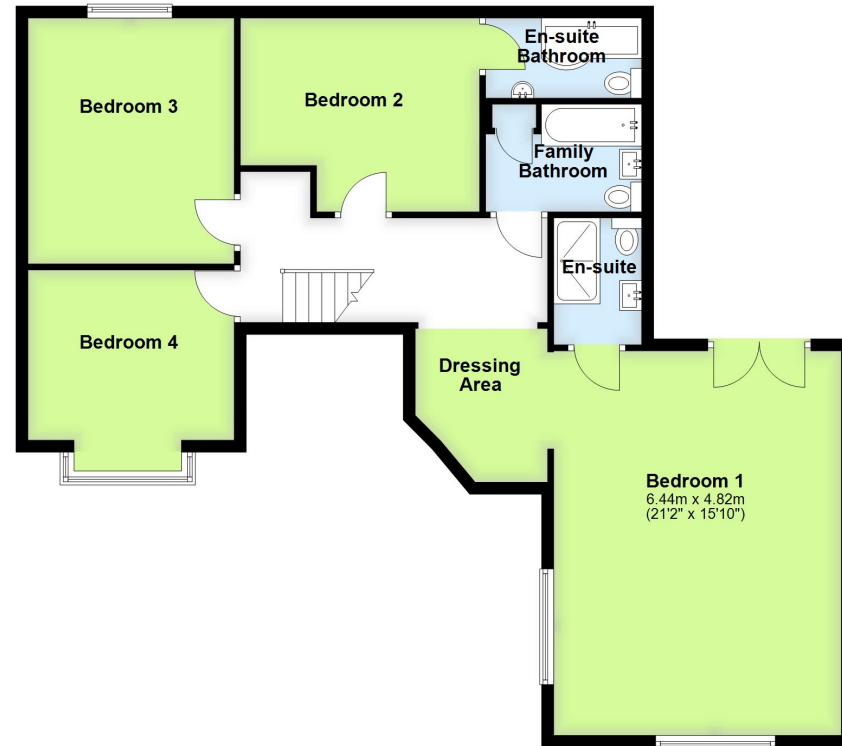
EPC RATING

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Ground Floor



First Floor



IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property – if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor

