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2 Bed Semi-Detached In Jennys Way Ratby, Leicestershire, LE6 0PN £72,000





## SHORT DESCRIPTION

Property Ref: 16716 Located in the desirable village of Ratby, this beautifully presented two-bedroom semi-detached home on Jennys Way offers stylish, modern living and is ideally suited to first-time buyers or those looking to take their next step onto the property ladder. Constructed less than three years ago, the property is in excellent condition throughout and ready for immediate occupation. To the front, the home benefits from off-road parking for two vehicles, complemented by a neatly maintained garden that enhances its kerb appeal. Upon entering, you are welcomed by a bright entrance hallway leading to a spacious and inviting living room, perfect for both relaxation and entertaining. To the rear, a contemporary kitchen and dining area provides a practical yet sociable space, ideal for everyday family life. The ground floor further benefits from useful under-stairs storage and a convenient downstairs WC. Upstairs, the property offers two well-proportioned double bedrooms, both tastefully presented and offering comfortable accommodation. These are served by a modern family bathroom, finished to a high standard with quality fittings. Externally, the rear garden has been thoughtfully improved, having been recently levelled and re-turfed to create a generous, low-maintenance outdoor space—perfect for entertaining, outdoor dining, or simply unwinding. Combining modern design, excellent condition, and a sought-after location, this superb home represents a fantastic opportunity for buyers seeking a nearly new property with nothing to do but move in. Property Type: Semi-detached Full selling price: £240000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 30% Share price: £72000.00 Monthly rent based on 30% share: £456.4 Remaining lease (In Years): 987 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £650.28 Council tax band: B EPC rating: B Measurement: Bedrooms, Bathrooms and Living room Possession of the property: Occupied



**Bed Room(s)**



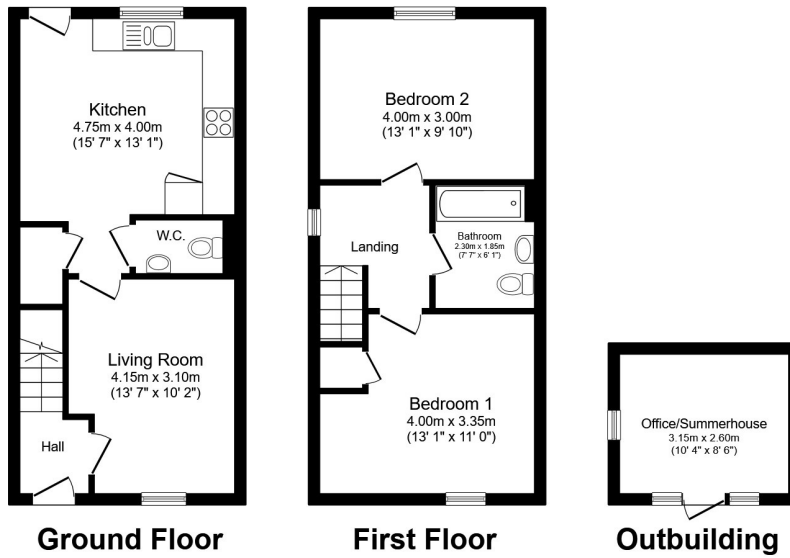
**Bath Room(s)**



**Living Room(s)**

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 79.0 sq.m. (850 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

## EPC GRAPH

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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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