

# Raunstone Close

Ravenstone, Coalville, LE67 2DN

John  
German









# Raunstone Close

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£240,000

A modern contemporary home in an exclusive setting, offering a stylish interior and spacious living, it has 3 bedrooms, 2 bathrooms (en suite), good sized lounge and a feature open plan full width kitchen diner which leads out onto private landscaped gardens.





Stylish and well-presented this lovely home enjoys a great location tucked away in the conservation area of the village of Ravenshoe, set upon an exclusive private drive development by Cameron Homes.

Accommodation: Set beneath a feature canopy porch, a half glazed entrance door opens into the entrance hall, off which lies the good sized guest cloakroom.

On your right you will find a well-proportioned lounge with front aspect and stairs leading off.

The feature full width contemporary open plan kitchen and dining area has ample cabinets wrapping around three walls with complementary counter tops and the benefit of an integral gas hob with matching hood over, double eye level oven, integral dishwasher, washing machine and fridge freezer. From the dining area double French doors offer views across the garden and allows access out onto a full width paved patio area. Raised sleeper edge planters flank the artificial lawn and culminate at a second patio, the garden benefits from not being overlooked and enjoys plenty of sunshine.

Returning inside and climbing to the first floor you will find three bedrooms, bedrooms two and three overlook the rear garden whilst bedroom one has a lovely tree lined front aspect and the benefit of fitted wardrobes and its own ensuite shower room. The principle family bathroom is similarly well-appointed with a modern contemporary suite including a bath, WC and wash hand basin with complementary tiling to two walls.

Ravenshoe occupies a strategic location lying between both Ashby-de-la-Zouch and Coalville town centres and enjoys a range of local amenities including; highly regarded local primary school, village church and recreational amenities. There is easy access to the M42 which leads to many East and West Midlands towns and cities, as well as providing good links to the East Midlands Airport and Birmingham International Airport.

In summary we would highly recommend a viewing at the earliest opportunity to appreciate the setting of this lovely three bedroom home.

**Agents Note:** The property lies on a private development with a private road which comes with an annual maintenance cost of approximately £200 per annum. We would advise any potential purchaser to seek further advice from their legal representative.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.environment-agency.co.uk](http://www.environment-agency.co.uk); <https://www.nwleics.gov.uk/pages/planning>

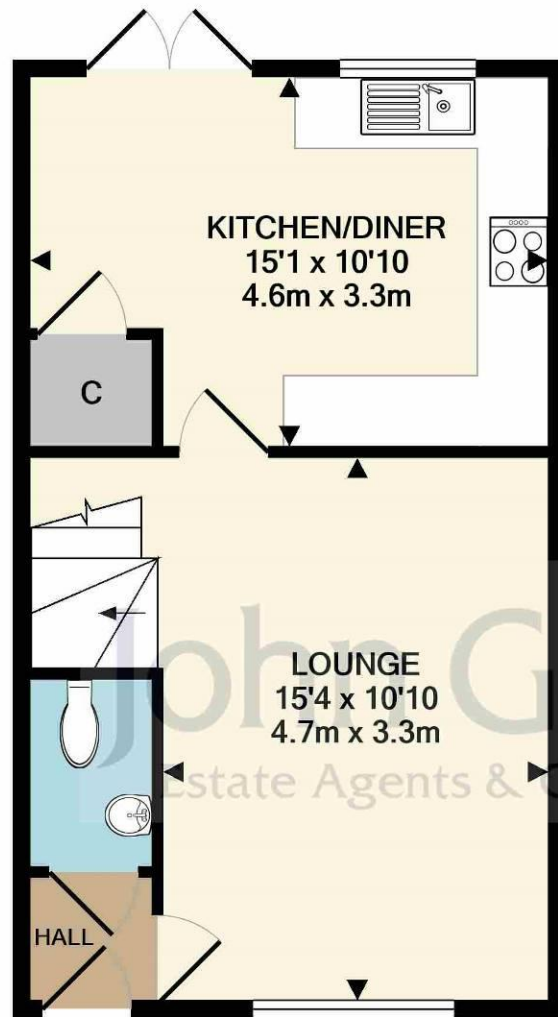
**Our Ref:** JGA/16042021

**Local Authority/Tax Band:** North West Leicestershire District Council / Tax Band C

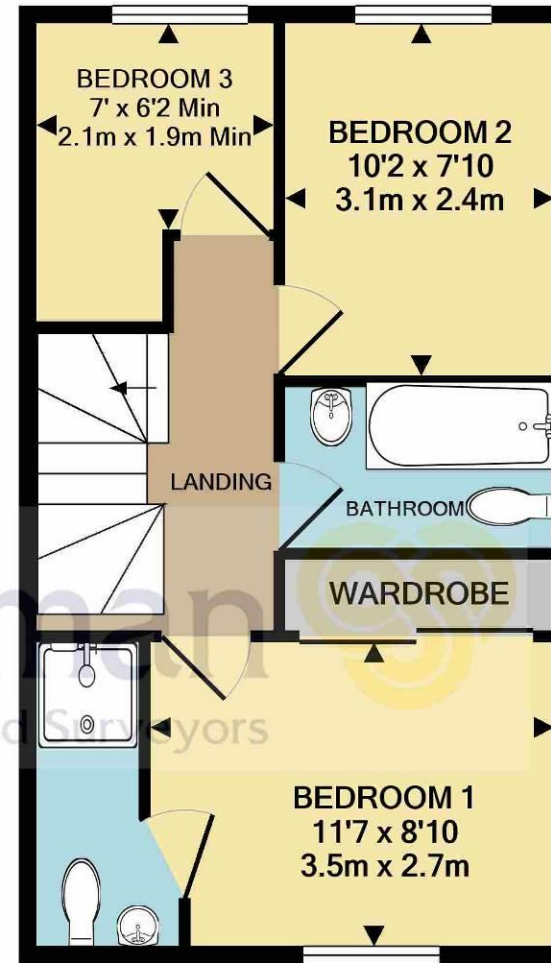








GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

## Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		95
(81-91) <b>B</b>	82	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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