

Leicester Road

Ravenstone, Coalville, LE67 2AQ

John 
German





A bright, modern living room with a light-colored leather sofa, a fireplace, and a chandelier. The room features a light-colored carpet, a white fireplace with a wood-burning stove, and a wooden side table with a lamp. A large window is visible in the background, and a door is open on the right side of the room.

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£400,000

Beautifully appointed and thoughtfully extended, this gorgeous family home enjoys plentiful living space with excellent southerly facing garden and a large gated driveway providing off-road parking and access to the double garage. Set within a popular village and offered for sale with no upward chain.

Ravenstone is a small, rural and popular village lying approximately 4 miles away from the market town of Ashby-de-la-Zouch. The village has an old 13th Century Church, good local pub, village school, bus shop and for commuters the M42 provides access to many east and west Midlands towns and cities.

Sitting hidden back from the road behind a laurel hedge and five bar gate, this detached family home really does need to be viewed to be appreciated.

A look inside will reveal an entrance porch opening into a welcoming central reception hall where on your right is a separate dining/family room and an adjacent modern guest WC.

Ahead of you is the fabulous extended living room with sunny southerly aspect open to the garden and a Derbyshire stone fireplace with inset log burner providing an attractive focal point.

Also extended, the kitchen doesn't disappoint, having plenty of cabinets wrapping around the walls with complementary countertops and returns with space for a range style cooker and double American style fridge freezer alongside an integral dishwasher. A family breakfast table sits comfortably in the space and from the Belfast country style sink, a wide picture window offers views across the garden.

Returning to the central hallway, an internal door leads directly into the double integral garage which has a utility area and electric roller entrance door.

Stairs ascend to the first floor where you will find a good sized landing leading to four double bedrooms, three of which have the benefit of the fitted wardrobes, and the main bedroom is further enhanced by having views over the garden and its own fully tiled en-suite shower room.

The principal family bathroom has a white contemporary suite comprising a lovely soaker bath with feature freestanding polished chrome filler mixer tap and a combination vanity WC with glass countertops which flow seamlessly to form a wash hand basin.

Outside to the rear of the property is a perfect semi-private family garden, sunny and laid principally to lawn with mature planted borders. Leading directly off the living room is a full width paved patio and the lawn leads down to a covered seating and BBQ area, perfect for summer evenings.

To the front a large gated driveway provides off-road parking and gives access to the double garage.

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

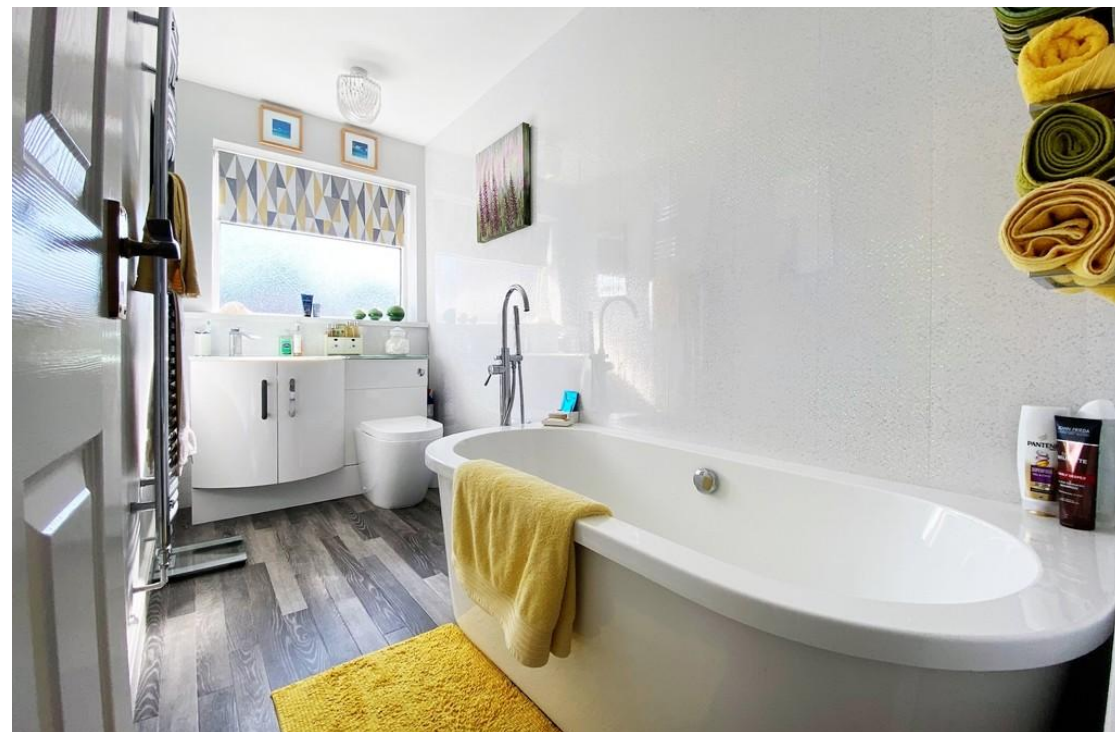
Services: Mains water, drainage, electricity and gas are believed to be connected to the property, but purchasers are advised to satisfy themselves as to their suitability.

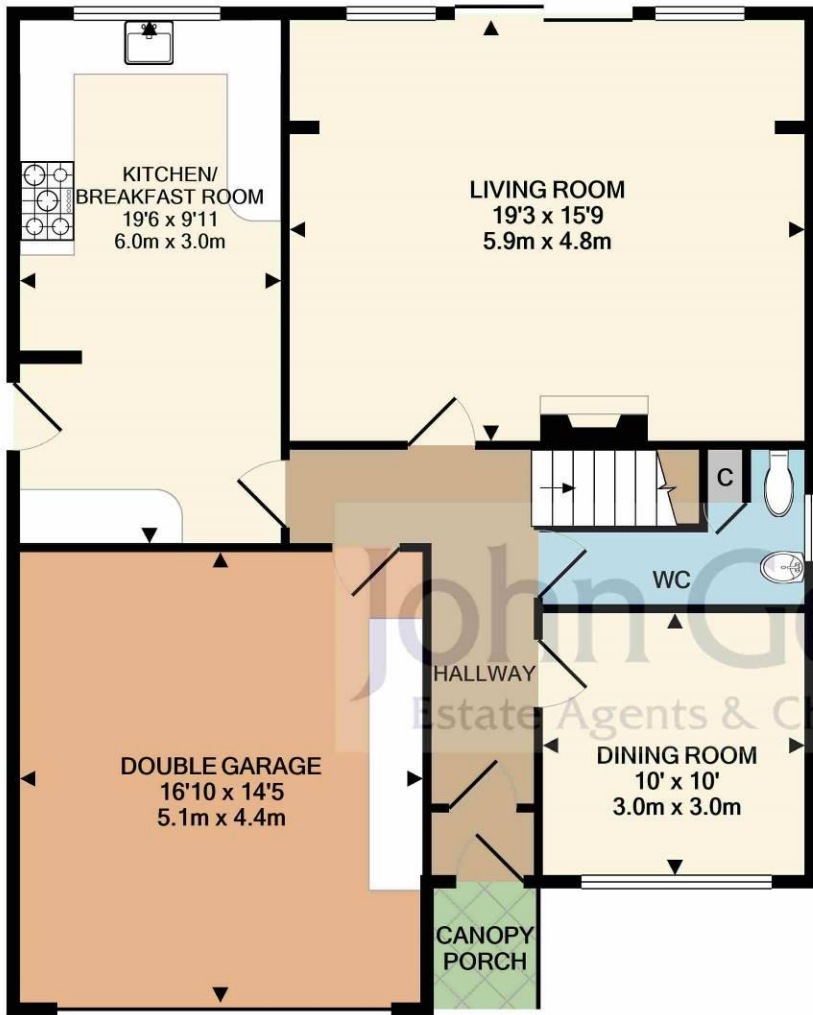
Useful Websites: www.environment-agency.co.uk; www.nwleics.gov.uk/pages/planning

Our Ref: JGA/15042021

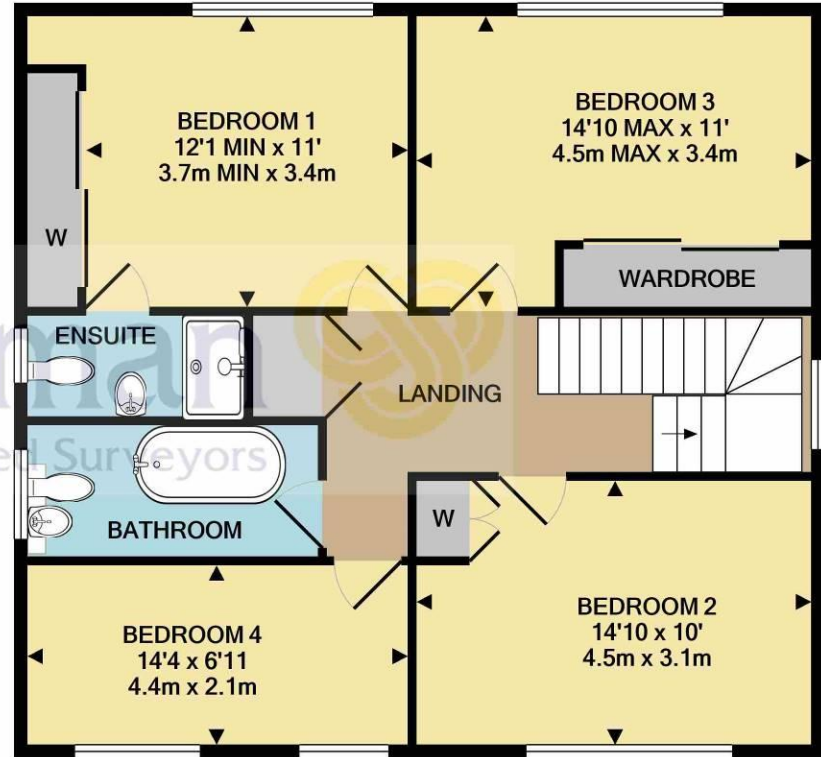
Local Authority/Tax Band: North West Leicestershire District Council / Tax Band E







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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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