

# Raunstone Close

Ravenstone, Leicestershire, LE67 2DN

John German





# Raunstone Close

Ravenstone, Leicestershire, LE67 2DN

Guide Price £380,000 - £385,000

Fabulous, contemporary family home set within the conservation area in this ever-popular village upon a sought-after private development. Stylish and beautifully presented throughout, viewing is highly recommended.



This stylish and well presented, detached family home enjoys a great location tucked away within the heart of the conservation area of the ever-popular village of Ravenstone, set with an exclusive, private drive development by Cameron Homes.

### **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, busy shop and for commuters the M42 provides access to many east and west Midlands towns and cities.

### **Accommodation**

Half glazed door sits beneath a feature canopy storm porch and set behind is a stylish home which is beautifully presented throughout. To the right of the central hallway is the lovely living room and to your left is the delightful dining room.

Directly ahead is the wonderful open-plan, living dining kitchen which has attractive tiled flooring running throughout and a range of luxury, high gloss fitted cabinets along three walls with complimentary countertops and a range of integral appliances. There is ample space for a family dining table, alongside seating area and French doors lead directly out onto the gardens. Adjacent to the kitchen is a practical utility room with matching cabinets which again, leads to the outside but also to the modern, white fitted guest cloakroom.

Return to the hallway and climb the stairs to the first floor and central landing has doors leading off to the four bedrooms. Bedroom one has the benefit of fitted mirrored wardrobes, alongside its own private en-suite shower room, with feature tiled walls, vanity wash hand basin, WC, and large step-in shower with dual shower head.

The family bathroom is similarly well-appointed with an over-shower bath with glazed screen, pedestal wash hand basin, WC, ladder-style towel radiator, and feature tiled areas.

Outside, the property has a pleasant fore garden with driveway providing off-road parking and access to a detached single garage. Gated side access leads you into the rear gardens which is laid mainly to lawn with patio areas and has personnel door access. For a modern development, this plot enjoys a fantastic degree of privacy.

Agents Note: The property lies upon a private road, where an annual maintenance charge is applicable of approx. £200 P/A.

**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.

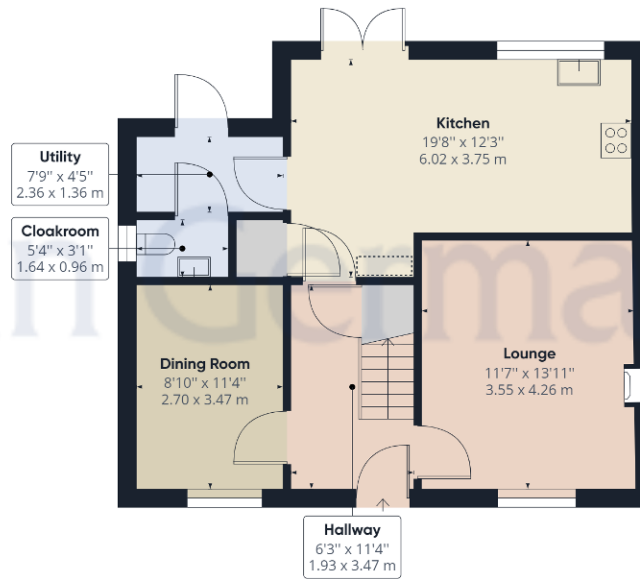
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/29092021

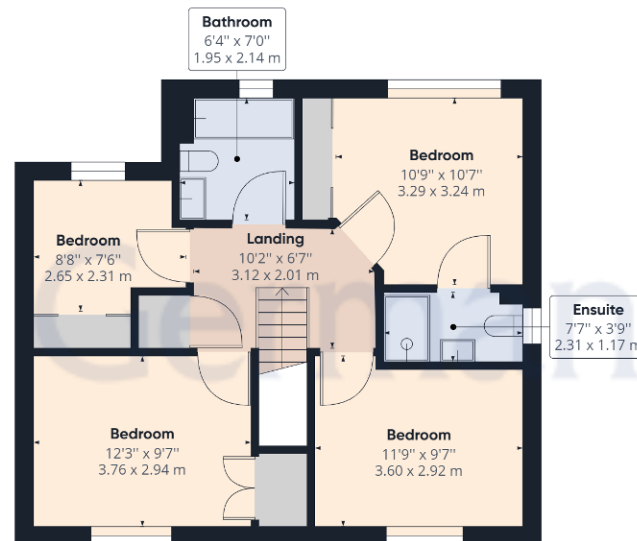
**Local Authority/Tax Band:** North West Leicestershire / Tax Band E







Ground Floor Building 1



Floor 1 Building 1

**Approximate total area<sup>(1)</sup>**

1205.78 ft<sup>2</sup>


112.02 m<sup>2</sup>

**Reduced headroom**

3.57 ft<sup>2</sup>

0.33 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



### 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.

Score	Energy rating	Current	Potential
92+	A		93   A
81-91	B	83   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

63a Market Street, Ashby-De-La-Zouch, Leicestershire, LE65 1AH

01530 412824

ashbysales@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter | The London Office

JohnGerman.co.uk Sales and Lettings Agent



