

The Limes

Ravenstone, Coalville, LE67 2NW



Sitting on a corner plot overlooking the green, this beautiful, well-presented bungalow is certainly one not to be missed! Offering three bedrooms, a refitted breakfast kitchen and refitted shower room, plus the benefit of No Upwards Chain.

£275,000

John German

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.

The property sits well back from the road behind a lawned fore garden which wraps around to the left-hand side. A tarmac driveway provides excellent off-road parking and access to the single garage.

A canopy storm porch provides a sheltered entrance which leads into a large, central hallway and gives access into the arranged accommodation.

The breakfast kitchen to the right is a well-appointed room, having an extensive range of base and wall mounted cabinets wrapping around the walls with complimentary countertops incorporating a 1.5 bowl stainless steel sink with mixer tap, a wide window overlooking the green and a door leading out to the drive. A range of NEFF appliances include a gas hob with extractor hood over and an eye-level double oven, plus space for a washing machine and fridge freezer. Additionally, there is space for a breakfast table.

The living room is perfectly positioned along the rear of the bungalow, overlooking, and accessing the gardens via French double doors, with a feature fireplace at the focal point.

The property offers three bedrooms, suitable for a wide variety of additional uses, such as a dining/hobby/family room.

The family bathroom has been refitted to incorporate a modern white suite comprising an oversized shower cubicle with panelled walls, a fitted seat, and mains shower above, together with a vanity wash hand basin with storage beneath, a close coupled WC, and attractive half-height tiling to the walls, alongside a tall ladder-style towel radiator.

Outside to the rear, there are great sized gardens wrapping around to the rear of the garage and are laid principally to lawn with a patio area an additional paved area, ideal for a bin/shed store and enjoy a great degree of privacy.

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:

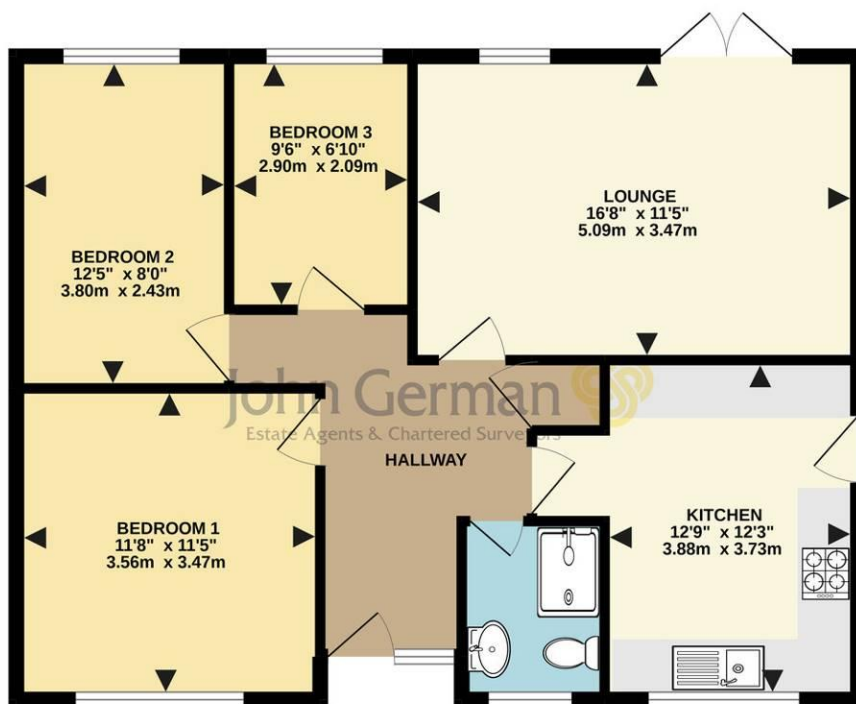
www.gov.uk/government/organisations/environment-agency

www.nwleics.gov.uk/pages/view_planning_applications

Our Ref: JGA/21042022

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

GROUND FLOOR







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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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