

Wood Close
Ravenstone
LE67 2ER

£350,000

A STRIKING 4 bedroom, 2 bathroom detached FORMER SHOWHOME occupying an EXCELLENT PLOT & POSITION within this QUIET CUL DE SAC on this popular development off Heather Lane, just across the road from Woodstone Primary School, with a spacious lounge, DINING KITCHEN & A LARGE PRIVATE REAR GARDEN



Property Features

- Detached Home
- Former Showhome
- Excellent Plot
- Cul de Sac Location
- Single Garage
- 4 Bedrooms
- 2 Bathrooms
- Large Lounge
- Dining Kitchen
- Private Garden

Full Description

Perfectly positioned in a quiet cul de sac just off Heather Lane, opposite Woodstone Primary School, this impressive 4 bedroom detached former showhome enjoys a spacious well presented interior extending to nearly 1200 sq. ft of internal living space, complemented by a large rear garden, long driveway with plenty of parking and a single garage.

Constructed by Williams Builders in 2021 under a 10 year NHBC guarantee, the property also benefits from an efficient gas central heating system, UPVC double glazing, ensuring the property is low in maintenance and energy efficient, with an excellent EPC rating of B

On entering you are welcomed into the entrance hall, cloakroom/wc, the spacious through lounge provides quiet relaxation with French doors into the garden, the dining kitchen is at the heart of the home with a comprehensive

range of units with integrated appliances and complemented by a good sized utility room.

On the first floor are 4 good sized bedrooms including the main bedroom with en-suite, bedroom four has been comprehensively fitted with built in wardrobes and completing the first floor is the main family bathroom.

With a long driveway, there is plenty of parking and access to the single garage, the good sized private rear garden provides plenty of space for family entertainment.

Situated just off Heather Lane within the popular village of Ravenstone, which enjoys an excellent range of local facilities including village shop, Woodstone Community Primary School, historic church and recreational amenities.

The village is perfectly placed to the market towns at Coalville (2 miles) Ashby de la Zouch (4 Miles) whilst Leicester (13 Miles) is approached via the A50. The M42 is close by linking in perfectly many East & West Midlands towns and Cities, together with the Scenic National Forest with, Sence Valley Park, Conkers, Moira Furnace & Hicks Lodge all close by.

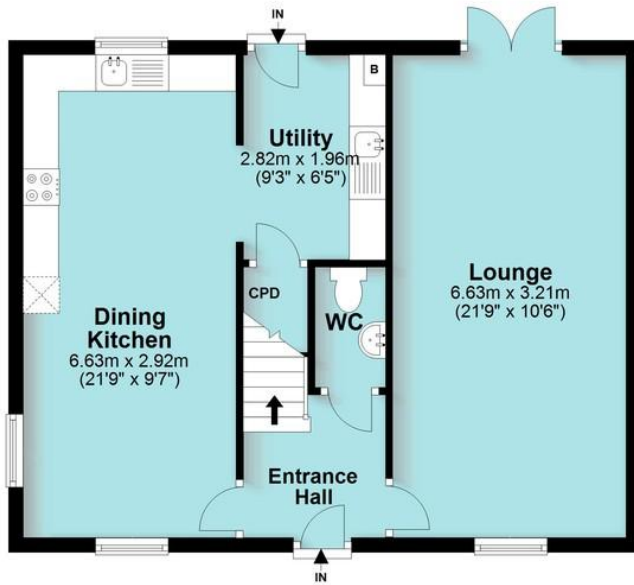
TENURE The Property is Freehold

COUNCIL TAX The property is in Band E

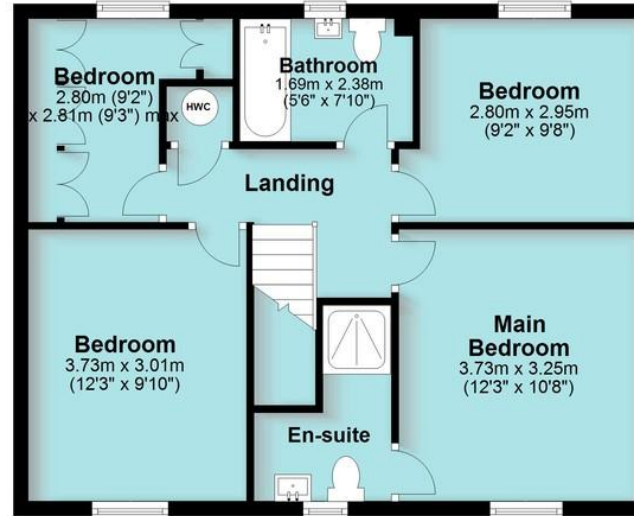




Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Total area: approx. 110.5 sq. metres (1188.9 sq. feet)

8 The Pass Courtyard
 43 Market Street
 Ashby-De-La-Zouch
 Leicestershire
 LE65 1AG

www.whiteheadsestates.co.uk
info@whiteheadsestates.co.uk
 01530 353170

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements