

Ibstock Road

Ravenstone, Coalville, LE67 2AL



This traditional home is set on a non-estate position well back from the road on a shared private drive, with views to the fore over fields. It has extensive parking, a large workshop/garage and mature private gardens. This lovely home is offered for sale with no upward chain.

£350,000



John German 

This property offers a fantastic non-estate position, it is set along a shared, unadopted private driveway and benefits from having a deep fore garden which has two lawns alongside three drives to the fore providing parking for multiple cars, motorhome/caravan etc and access to the rear.

A look inside will reveal a central reception hallway with a feature original panelled staircase rising off to the first floor. The lounge lies to your left and has an open fireplace as its focal point and a wide picture uPVC double glazed window offering plenty of natural light and a pleasant front aspect.

The separate dining room is to the right of the hallway and is currently used as a second sitting room, it has patio doors leading out onto the rear garden and window to the front, and again has a fireplace as the focal point.

The family kitchen has been refitted and well-appointed with an extensive range of shaker style base and wall mounted cabinets which wrap around three sides of the room, offering plenty of storage with complementary off white counter tops set above with inset stainless steel sink and mixer tap alongside electric halogen hob with stainless steel extractor hood above, eye level double oven, space for washing machine, plus an integral under counter fridge. There are dual aspect windows overlooking the gardens and external door leads to side entrance porch. Within the kitchen you will find an original walk-in shelved pantry cupboard providing additional storage.

Upstairs on the first floor you will find there are three good sized bedrooms and a box room, plus family bathroom. The master bedroom is a wonderful size room with wide picture window that overlooks the front garden and countryside beyond.

Bedroom two enjoys a similar lovely view over the rear gardens.

The family bathroom is fitted with a panelled bath, pedestal wash hand basin and WC plus half height tiling to the walls.

Returning outside and at the end of the long driveway approach you will find there is a large garage/workshop. There is a paved patio area set beyond the sliding patio doors from the dining room, and beyond that you will find long lawned gardens with mature planted borders, shrubs and trees. The gardens enjoy a westerly aspect and 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

Our Ref: JGA02102023

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







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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