

# Ibstock Road

Ravenstone, Coalville, LE67 2AL

John  
German









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£265,000

Beautifully presented, much improved, extended home with a non estate setting & far reaching views from the main bedroom. It has a stunning refitted oak blend kitchen with vaulted ceiling, pantry, lounge (log burner), separate dining room & a stylish refitted guest cloakroom & bathroom. Ideal first time buy.





This traditional semi detached home has undergone an exhaustive programme of refurbishment by the current owners, too many things to list but highlights include clever lighting features, media wall and key rooms being wired for sound. As such, this is a house we strongly recommend viewing internally to appreciate the standard of the property's living space. Set far back from the main road along a shared private drive, the property lies in a non estate location, it has a sleek white rendered facade and stands back behind a large driveway with feature inset runway lighting. A grey contemporary door opens to reveal the spacious, stylish accommodation within.

A look inside will reveal two well proportioned reception rooms. A living room with a wide front facing bay window, a warming log burner at its focal point and a feature media wall with lighting, shelving and useful storage. Next is the dining room which features a quarry tiled floor, an attractive fireplace with stone hearth, tiled back and recess for an electric log burning style fire, and there is plenty of room for a large dining table. The dining room benefits from lying open plan to the adjacent kitchen. Another wonderful room, beautifully appointed with an expansive range of cabinets wrapping around the room providing heaps of storage with base and wall mounted cabinets and pull out larder, attractive solid timber countertops having inset undercounter cottage style Belfast sink, space for a range style cooker, and integrated appliances comprise slim line dishwasher, a 70/30 split fridge freezer, wine cooler, tumble dryer and washing machine. The kitchen has a high vaulted ceiling with inset skylights and there are French double doors which lead you out to the garden beyond. Lastly on the ground floor, there is a side lobby area with a useful walk in pantry cupboard and a gorgeously styled guest cloakroom with a feature panelled wall.

Upstairs on the first floor, leading off the landing are two very well proportioned bedrooms. The principal bedroom lies to the front of the property, this is a very well proportioned room which features two front facing windows offering views over the road to the fields and beyond. Bedroom two is another good sized room and this has the benefit of a bespoke fitted double wardrobe with dressing table/workspace to the side and shelving above. The family bathroom has been refitted with a P shaped shower bath with both a handheld shower and rainfall shower above, glazed screen, attractive tiling to the shower area and an inset niche providing storage with clever LED accent lighting. There is also a chrome style towel radiator, WC and pedestal wash hand basin.

Outside, as previously mentioned the property has an excellent driveway to the fore. Side access is through a remote key entry secure gate which leads you around to the rear and here the garden is laid mainly to lawn with a large paved patio area, perfect for entertaining. At the bottom of the garden is a wonderful garden cabin which has a decked veranda, two front facing windows and double French entrance doors. It also benefits from light and power and would provide an excellent retreat or home office space. To the side of this is a lean to matching storage shed. (Depending on the agreed sale price, the garden cabin will be included in the sale).

#### Agents note.

The property is set down an unadopted shared drive. There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

**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. **Construction:** Brick. **Parking:** Driveway

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

**Our Ref:** JGA/03012024 **Local Authority/Tax Band:** North West Leicestershire District Council / Tax Band B

**Broadband type:** Fibre. See Ofcom link for speed <https://checker.ofcom.org.uk/>

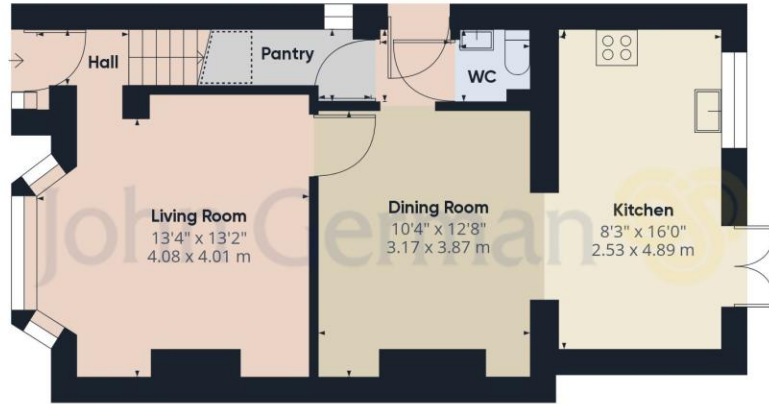
**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

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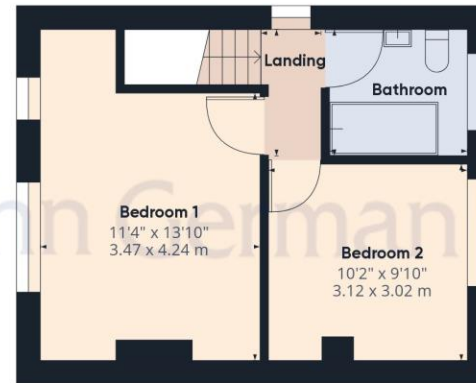








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2


**Approximate total area<sup>01</sup>**

1012.66 ft<sup>2</sup>  
94.08 m<sup>2</sup>

**Reduced headroom**

5.51 ft<sup>2</sup>  
0.51 m<sup>2</sup>

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

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**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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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