

ON HOLD



Dayton Close, Ravenstone

3 Bedrooms, 1 Bathroom, Town House

£240,000



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- Attractively presented end town house
- Quiet cul de sac location
- Three double bedrooms
- Lounge and dining room
- Kitchen with integrated appliances

THE PROPERTY AND TOWN Attractively presented home that would make an ideal first purchase. Situated in a quiet cul de sac location, the accommodation includes entrance hall, lounge with bay window, dining room, kitchen with integrated appliances, plus a useful store. To the first floor three double bedrooms and bathroom. Externally there is off road parking and a private, well maintained garden to the rear which includes a large timber outbuilding with power supply.

Coalville is in the district of North West Leicestershire and is situated on the A511 between Leicester and Burton upon Trent, close to junction 22 of the M1 motorway, bordering the upland area of Charnwood Forest to the east of the town. There are a good standard of amenities in Coalville including shops, supermarkets, schooling at all levels and a leisure centre.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL Accessed via a uPVC entrance door. Central heating radiator.

LOUNGE 16' 10" x 11' 9" (5.13m x 3.58m) With bay window to the front elevation, central heating radiator, stairs rising to the first floor. Point for a gas fire.

KITCHEN 11' 5" x 8' 2" (3.48m x 2.49m) With a range of contemporary units at eye and base level providing work surface, storage and appliance space. Integrated appliances include four ring hob with extractor hood over, electric oven, fridge/freezer, dishwasher and washing machine. One and a quarter bowl sink unit with mixer tap over, Ideal Classic wall mounted central heating boiler, double glazed window to the rear elevation, wood effect tiled floor.





DINING ROOM 11' 5" x 8' 3" (3.48m x 2.51m) With double glazed French doors opening to the rear garden, central heating radiator, wood effect tiled floor.

STORE 8' 3" x 5' 3" (2.51m x 1.6m) With vent for a tumble dryer, uPVC door opening to the front elevation.

FIRST FLOOR

LANDING With access to the boarded roof space via a loft ladder. Airing cupboard.

BEDROOM ONE 11' 8" x 11' 6" (3.56m x 3.51m) With double glazed window to the front elevation. Central heating radiator.

BEDROOM TWO 11' 5" x 7' 8" (3.48m x 2.34m) With double glazed window to the front elevation. Central heating radiator. Space for free standing wardrobes.

BEDROOM THREE 9' 8" x 8' 5" (2.95m x 2.57m) With

double glazed window to the rear elevation, central heating radiator, overstairs storage cupboard.

BATHROOM Comprising a suite in white of panelled bath with Mira Jump electric shower over, wash hand basin and W.C. Chrome style heated towel rail, opaque double glazed window to the rear elevation, tiled walls.

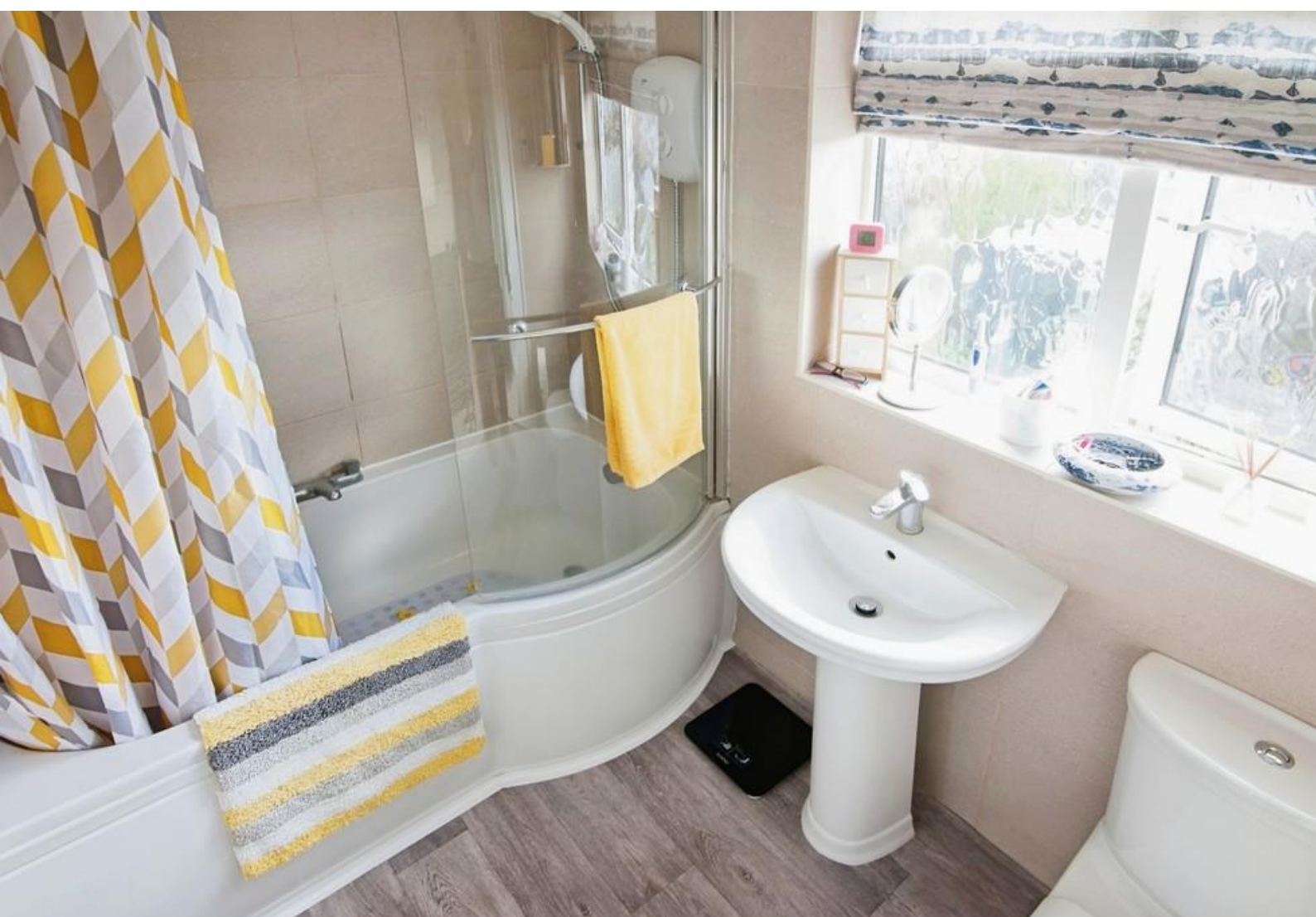
OUTSIDE The property is situated at the head of this small cul de sac and is fronted by off road parking for two vehicles. To the rear a particularly well maintained and private garden with an area of patio, shaped lawn, stocked borders and large timber outbuilding with power which is ideal for storage or a hobby room.



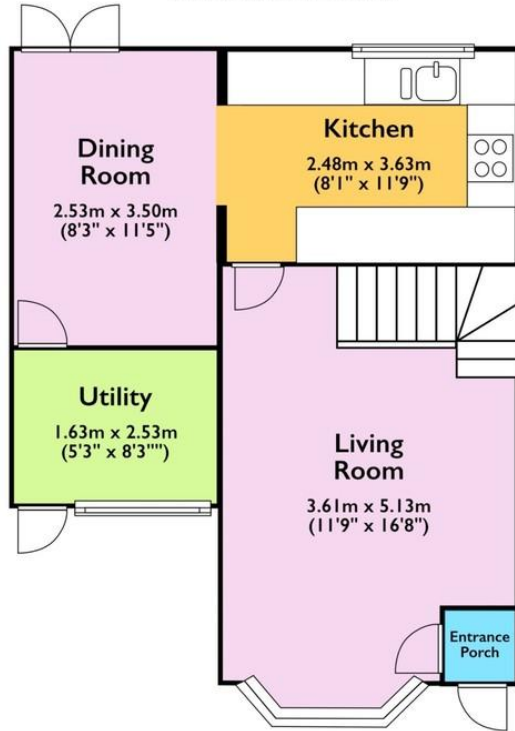


Energy Efficiency Rating

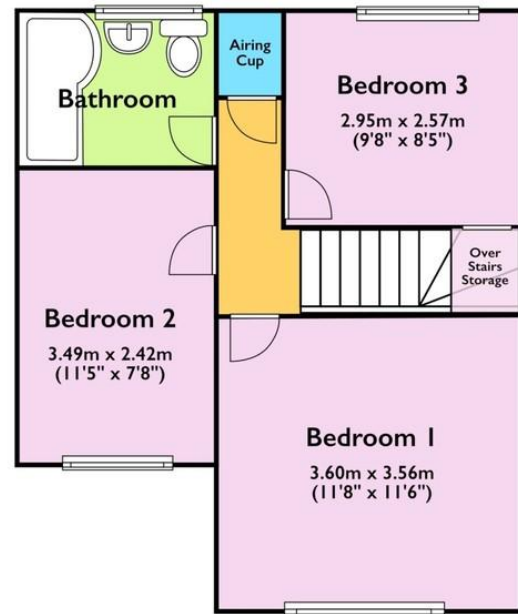
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		



GROUND FLOOR



FIRST FLOOR



This floor plan is intended to show the relationship between rooms and does not reflect exact dimensions. Floor plans are produced for guidance only and are not to scale.

Coalville Office

18 High Street • Coalville • LE67 3ED
T: 01530 812600 • E: coalville@martinco.com

01530 812600

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.