

Woodstone Lane

Ravenstone, Coalville, LE67 2DR

John 
German





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£625,000

This expansive 2331 sq.ft property spans three floors offering a generous living space for family buyers. The ground floor features an amazing extended open plan contemporary living, dining luxury kitchen with twin bi-fold doors out to landscaped private gardens.

Viewing is a must!

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.

This stunning family home overlooks an open green to the front and has a stylish and contemporary interior behind its classically proportioned double fronted façade. Constructed in 2015 by Davidsons Homes, it has since been much improved with an extended living space doubling the size of the existing kitchen adding twin bi-fold doors, a glass lantern roof and a beautiful luxury contemporary kitchen. This large L-shaped dual aspect living space seamlessly combines three rooms into one and is perfect for any family and entertaining. Leave the bi-fold doors open, bringing the outside in and also of course allowing you to step outside into those wonderful landscaped gardens. All in all, with five bedrooms, three bathrooms and ample additional living spaces, this property presents a versatile option for families or individuals seeking a dynamic and contemporary living set up.

Accommodation - Step inside a wide and welcoming reception hallway with Porcelanosa tiled floor and the guest's WC to the side. Stairs wind off with a useful cloaks cupboard beneath. Double doors to your left access a fabulous sitting room with a front shuttered window and a feature fireplace at its focal point. To the right of the hallway is a useful study for those that work from home.

The beautiful extended living dining kitchen has been completely remodelled and has an extensive range of contemporary cabinets with lovely clean lines running along three walls with a large feature breakfast island at its centre point. There are gorgeous white countertops alongside an extensive range of integral appliances. A feature glazed lantern roof set above has concealed LED lighting. The large family sitting area lies alongside a formal dining area that has a striking high vaulted ceiling looking up to the galleried landing above. Twin sets of bi-fold doors open all the way back to allow direct access out onto the landscaped rear garden.

On the first floor you will discover three double bedrooms all of which benefit from built in wardrobes. The stunning principal bedroom is approached over a galleried landing walkway which overlooks the dining room below. This wonderful sized room has a dressing area with fitted wardrobes and two feature internal glazed picture windows. It further benefits from a large en suite with his and hers pedestal wash hand basins alongside a WC and a large frameless walk in glazed wet room style shower with mains shower above.

Taking care of all the family needs on this floor is the family bathroom which is well appointed with a tiled floor and matching tiled walls, fitted with a white suite comprising bath with shower mixer tap, separate fully tiled shower with feature mosaic tiling, pedestal wash hand basin and WC.

From the first floor landing, stairs rise to a fantastic top floor suite ideal for teenagers or guests or could be the master bedroom floor. It comprises a versatile sitting/dressing room with a bank of fitted wardrobes along one wall, two front facing windows overlooking the developments pretty green space below, and a full width king sized bedroom with fitted wardrobes and dual aspect windows having views to the rear over countryside in the distance. Last but not least on this floor is the en suite shower room with a double width enclosure, WC and pedestal wash hand basin.

Outside - As mentioned, the property overlooks the open green for the development. To the side a double width driveway provides extensive off road parking for multiple cars and is fitted with an EV charger, alongside access to a detached double garage with electric roller up and over entrance doors.

To the rear is a larger than average garden which is beautifully landscaped with a full width wrap around Indian flagged stone patio area and steps lead up to a feature timber decked patio area with LED lighting surrounded by raised planted beds. The remainder are laid principally to lawn with mature planted borders that enjoy a great degree of privacy.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Brick

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: High speed fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

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

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

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/03072024

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Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

2331.62 ft²


216.61 m²

Reduced headroom

99.68 ft²

9.26 m²

(1) 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.

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Agents' Notes

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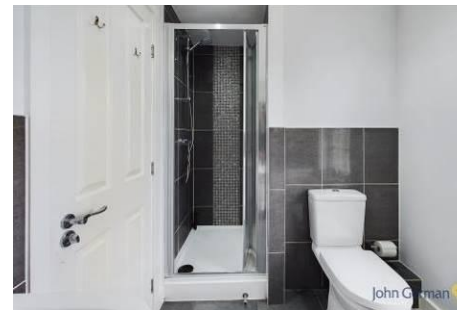
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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	87 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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