

Pebble Lane

Ravenstone, Coalville, LE67 2AY

John German





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£480,000

This impressive Davison-designed family home features generously proportioned, light-filled living spaces. The open-plan kitchen, dining and living area overlooks a private rear garden, with four double bedrooms, two ensuites, lounge and study. The property also benefits from the remainder of its NHBC warranty, offering additional peace of mind.



This exceptional Davison-designed family home combines striking architectural features with beautifully balanced living spaces, creating a home perfectly suited to modern family life and entertaining. From the impressive central reception hallway with its elegant minstrel gallery landing, to the expansive open-plan kitchen, dining and living area overlooking the private rear garden, every space has been thoughtfully designed to deliver comfort, style and practicality. With four generous double bedrooms, contemporary finishes throughout, and a detached double garage, this is a home that offers both sophistication and everyday functionality in equal measure.

Step inside to the central reception hallway and the first thing that strikes you is the minstrel gallery landing above, with the staircase winding up to the first floor.

Arranged around the hallway, double doors to your left open into a well-proportioned living room, while double doors to your right lead to a very useful study/family room.

Directly ahead is the open-plan living, dining and kitchen area, where three zones combine to create a wonderful social space for family living and entertaining. At its heart is a modern contemporary kitchen with base and wall-mounted cabinets running around two sides, a central breakfast bar island, and a range of integrated appliances comprising an AEG induction hob with hood over, matching eye-level oven and microwave, a Zanussi fridge freezer, and a Zanussi dishwasher.

There is ample space for a family dining table and a comfortable sofa seating area. Two tall, narrow feature windows overlook the rear garden, while French doors open directly onto the patio, allowing easy access to the outdoor space.

Leading off the kitchen is a useful utility room, fitted with matching high-gloss cabinets and rolled-edge work surfaces. There is space and plumbing for a washing machine, a wall-mounted central heating boiler, and a useful under-stairs storage cupboard.

An attractive and practical tiled floor runs throughout the entire ground floor.

The first-floor gallery landing is a bold architectural feature of this Davison home, with a minstrel gallery walkway offering views down to the hallway below.

Arranged around the landing are four truly double bedrooms. Bedrooms one and two both benefit from ensuite shower rooms, while bedrooms three and four are served by a well-presented family bathroom featuring a bath, WC, wash hand basin, and an oversized separate fully tiled shower enclosure with mains shower.

Bedroom one is a beautifully proportioned principal suite with dual-aspect windows and fitted wardrobes running along one wall with contemporary doors and T-bar chrome handles. The room also benefits from its own private ensuite bathroom, fitted with a WC, wash hand basin, and a large double-width shower enclosure with full-height tiling and a glazed screen.

Outside, the property sits back behind a neatly landscaped front garden, mainly laid to lawn with a hedge boundary and pathway leading to the entrance door. To the side, a double-width driveway provides extensive off-road parking and access to a detached double garage with doors, light, power, and a personal door leading into the rear garden. The rear garden is not directly overlooked, offering a good degree of privacy. It is mainly laid to lawn and features a patio area with planted borders, creating an attractive and enjoyable outdoor space.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices. It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.

Property construction: Standard

Parking: Drive and double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type:

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/10032026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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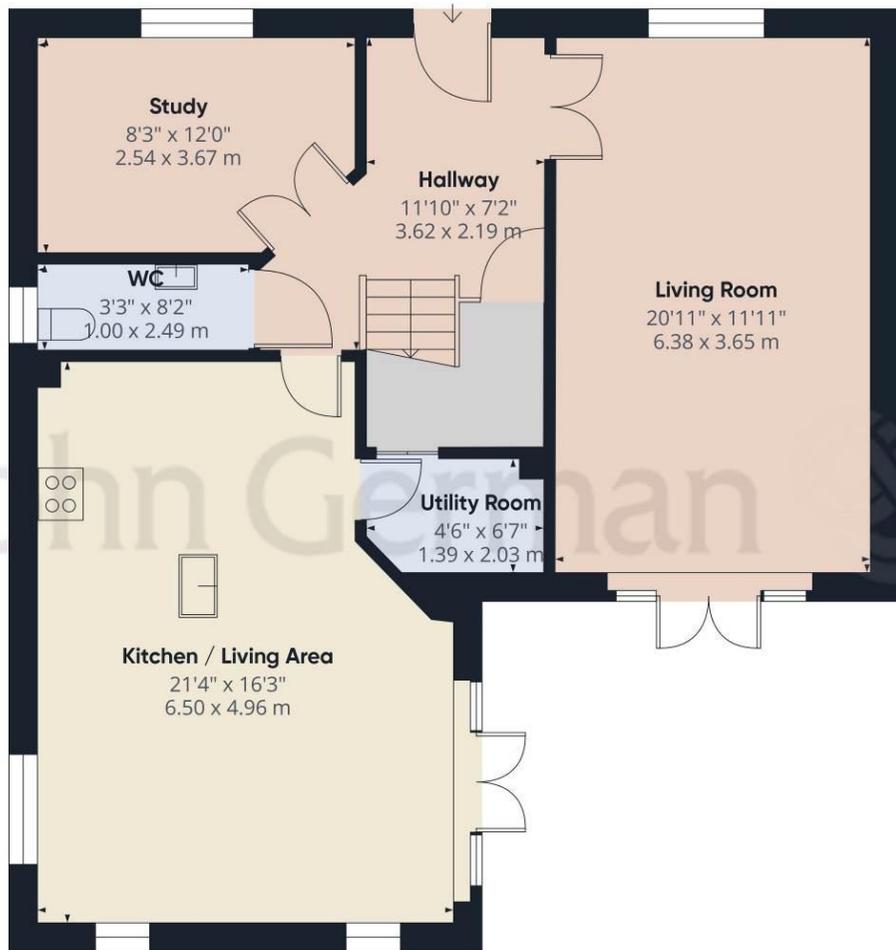
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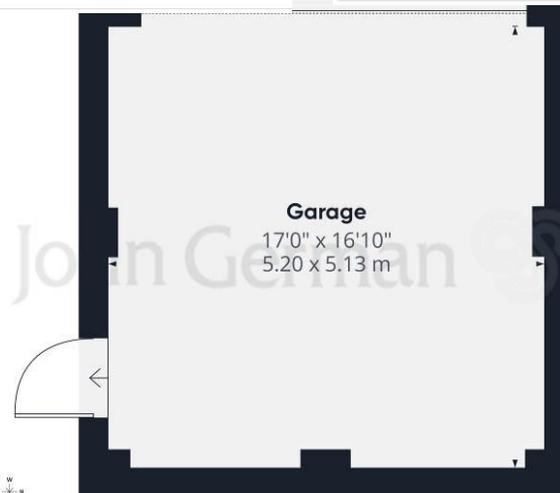




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area**
256 m²
25.6 m²

(*) Excluding balconies and terraces

Calculations reference the BSCEMPS
35 Standard Measurement and
approximate and not precise. This
Floor plan coverage for illustration
only

DRAPFL340



Agents' Notes

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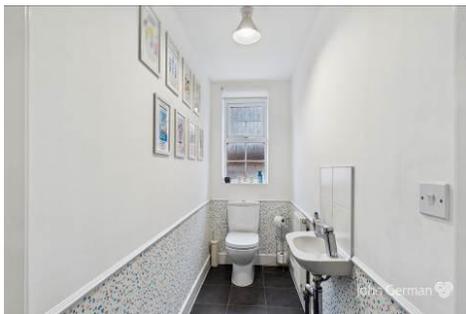
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