



1 Hemlock Road,  
Ravenstone,  
Leicestershire, LE67 3NZ





£415,000

### GENERAL

A really striking contemporary house with stylish interior. The spacious accommodation includes a spectacular landing with half gabled window which floods the space with light. There are also full height windows in both the master bedroom and guest bedroom. On the ground floor, there is a spacious sitting room, dining room and living kitchen. On the first floor there is a master bedroom with en-suite and dressing room, together with three further double bedrooms. The house is on a fabulous plot with a landscaped front garden and a walled rear garden together with a garage and ample parking.



## LOCATION

The property is situated in the conservation village of Ravenstone in the heart of the National Forest. Local amenities include a local Church, a highly regarded primary school, a post office and general store, and two public houses. A wider range of facilities can be found in the market town of Ashby de la Zouch and Coalville.. The area benefits from excellent transport links to the major cities of Leicester, Derby, Birmingham and Nottingham, and both East Midlands and Birmingham International Airports are easily reached, and there are direct rail services to London from East Midlands Parkway and Tamworth. There are also many opportunities for leisure activities in the area including a good network of public footpaths, cycle paths and bridleways. Places of interest nearby include Bosworth Battlefield and Twycross Zoo.

## THE HOUSE

The accommodation is arranged over two floors as follows. Front door opening into the reception hall.

## RECEPTION HALL

Balustrade staircase rises to first floor, understairs storage cupboard.

## CLOAKROOM

Low flush lavatory, wash hand basin.

## DINING ROOM

11'8" x 10'6"

A superb room with feature wall. Central heating radiator.

## SITTING ROOM

19'10" x 10'7"

A delightful room which runs the full width of the house. There are French doors opening onto the garden, door to kitchen. Central heating radiator.

## LIVING KITCHEN

18'2" x 11'2"

The kitchen is fitted with smart range of contemporary base and wall units with integrated appliances including a double oven, hob, dishwasher and fridge freezer. There is a breakfast which is not fitted which the vendors are prepared to leave.

French doors open into the garden.

## UTILITY ROOM

7' x 5'1"

Fitted with base units matching those in the kitchen. Plumbing for a dishwasher, tiled finish to floor.

## ON THE FIRST FLOOR

The Balustrade staircase with oak hand rail rises to the galleried landing.

## THE GALLERIED LANDING

The galleried landing is a sensational space with the windows that fill the gable wall flooding the area. The full height ceiling gives a real feeling of space. Doors open off the landing to the four bedrooms.

## MASTER BEDROOM

11'7" x 11'5"

There is a floor to ceiling window overlooking the garden. Central heating radiator.

## DRESSING ROOM

5' x 4'8"

With clothes rails.

## EN-SUITE

Single shower enclosure, wash hand basin with medicine cabinet over, low flush lavatory, ladder style towel rail.



### BEDROOM TWO

10'8" x 9'4"

There is a floor to ceiling window overlooking the garden. Central heating radiator.

### BEDROOM THREE

10'8" x 10'2"

Overlooking garden. Central heating radiator.

### BEDROOM FOUR

10'6" x 8'8"

Overlooking garden. Panelled effect to one wall. Central heating radiator.

### BATHROOM

Panelled bath with shower fixture, low flush lavatory, wash hand basin, double size shower cubicle, ladder style towel rail.

### OUTSIDE

To the front of the property there is a beautifully landscaped garden with bespoke wrought iron fencing running around the perimeter.

### THE MAIN GARDEN

The main garden is to the rear. It is walled and has been cleverly landscaped with timber edged raised flower and herbaceous borders. At the centre is a rose border with water feature which is included in the sale. There are areas of artificial grass and several seating area together with benches. A barbecue set is included in the sale. There is an "iLux" outside smart lighting system. Rear gated access to the single garage.

### DETACHED GARAGE


With an up and over door, rear driveway having tarmac and block paved parking for several cars.

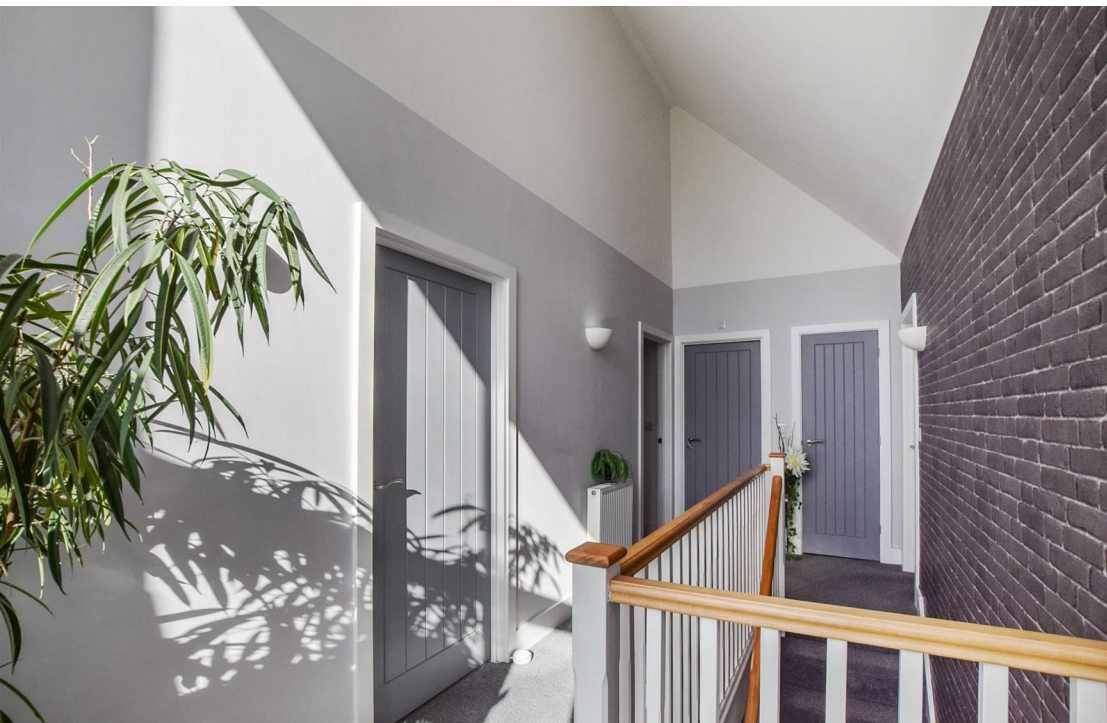
### NOTES

The property benefits from a solar system c/w 10kw batteries installed giving enough power to provide free electricity over a year. There is also an EV charger installed at the property.

### COUNCIL TAX BAND

N W Leics tax band E

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	85	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	















Ground Floor



1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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