



Ravenhurst Road, Braunstone
Town, LE3



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£250,000



Key Features

- Three Bedroom Semi Detached Home
- Extended & Open Plan Layout Downstairs
- Ground Floor WC
- Within Walking Distance to Local Schooling
- Gas Central Heating
- Available With No Upward Chain
- EPC rating D





EXTENDED FAMILY HOME! - Enjoying the use of a single storey extension to rear, this traditional bay fronted semi detached home oozes a particularly open plan feel downstairs, perfect for families and those who love to entertain. Benefiting from gas central heating and double glazing, the layout includes an entrance hallway, lounge open with the enlarged kitchen diner and access to a WC. Upstairs you will find three bedrooms and a bathroom. Just a short walk away from the local schooling and just a short drive to an array of amenities available at Fosse Park Shopping, the plot offers parking to the front with gated access to a particularly private rear garden not overlooked from beyond. Available with no upward chain, an early viewing is strongly recommended to avoid disappointment.

Ground Floor

Upon entry you step into the entrance hallway offering a staircase rising to the first floor and a door leading through to the neutrally decorated lounge flooded with an abundance of natural light from a walk in bay window to the front elevation. With wood effect flooring, central fireplace and open access through to the extended open plan kitchen diner fitted with a range of wall mounted and base units with complementary roll edge work surfaces over, tiled splashbacks, inset sink and drainer with mixer tap, space for two appliances, built in oven and four ring hob with hood above. With dual aspect glazing, a door leading through to a covered lean-to and a door to the ground floor WC.

First Floor

Moving upstairs you will find three bedrooms, one of which boasts a built in cupboard housing the central heating boiler. Completing the first floor is the bathroom fitted with a three piece suite comprising a bath with shower over, pedestal wash hand basin and WC, with partly tiled surrounds.

Outside

Situated within walking distance to local schooling, the plot firstly offers a driveway providing off road parking and giving access to the covered lean-to providing useful storage and access to the rear garden. A particular selling feature of the accommodation is the larger than normal garden not overlooked from beyond featuring a raised patio area adjacent to the accommodation ideal for outdoor entertaining. With fencing to boundaries.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Blaby District Council - Tax Band B. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

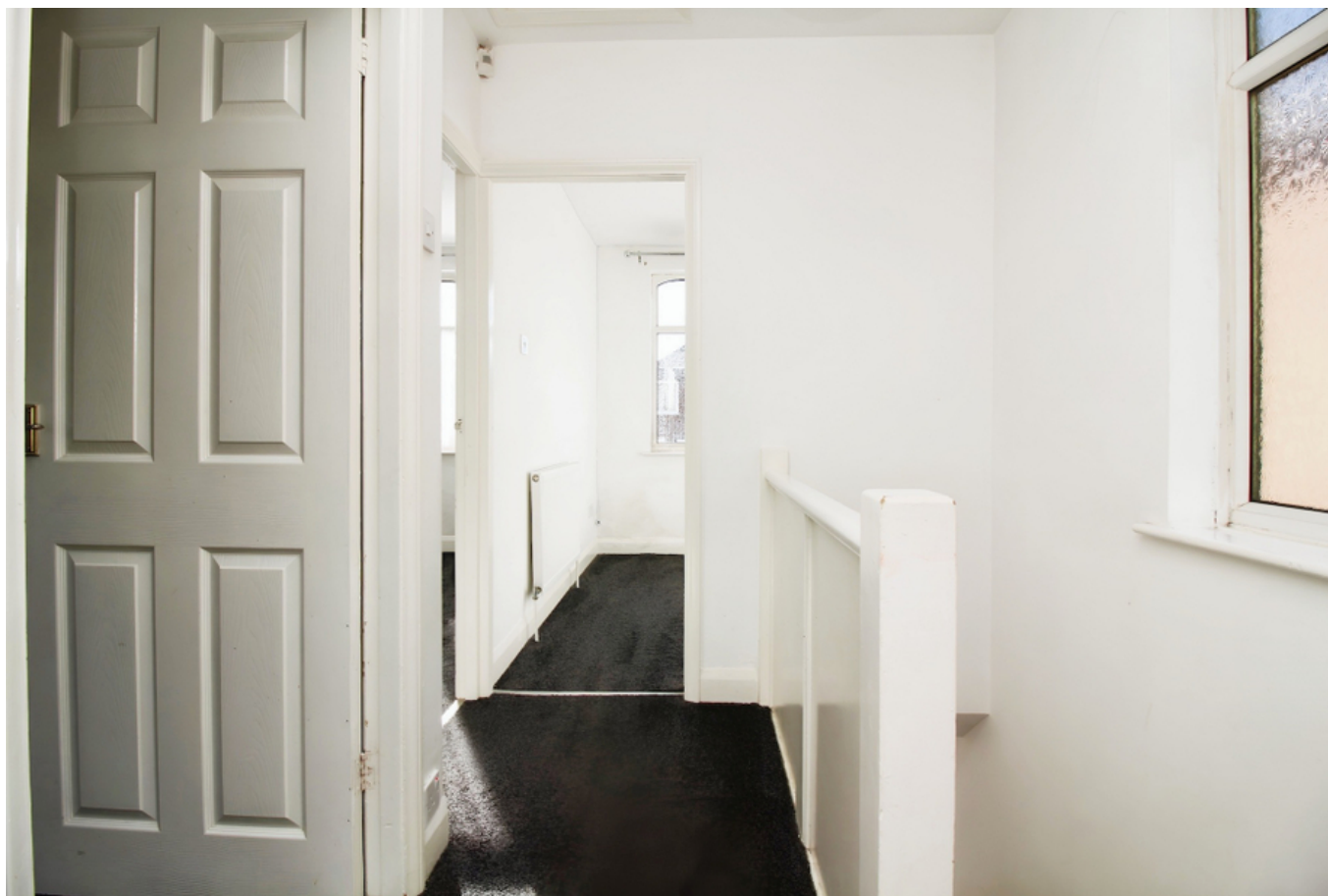
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Making an Offer

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). You will also be asked to provide us with proof of how you will be funding your purchase. Please note that when making an offer, if you are taking out a mortgage, you will also be asked to have a no obligation chat with our 'in branch' mortgage adviser to confirm your affordability. We ask for your cooperation in this matter as this information will be





required before a sale can be agreed.

Agents Note

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Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Benjamin York at Chamelo to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

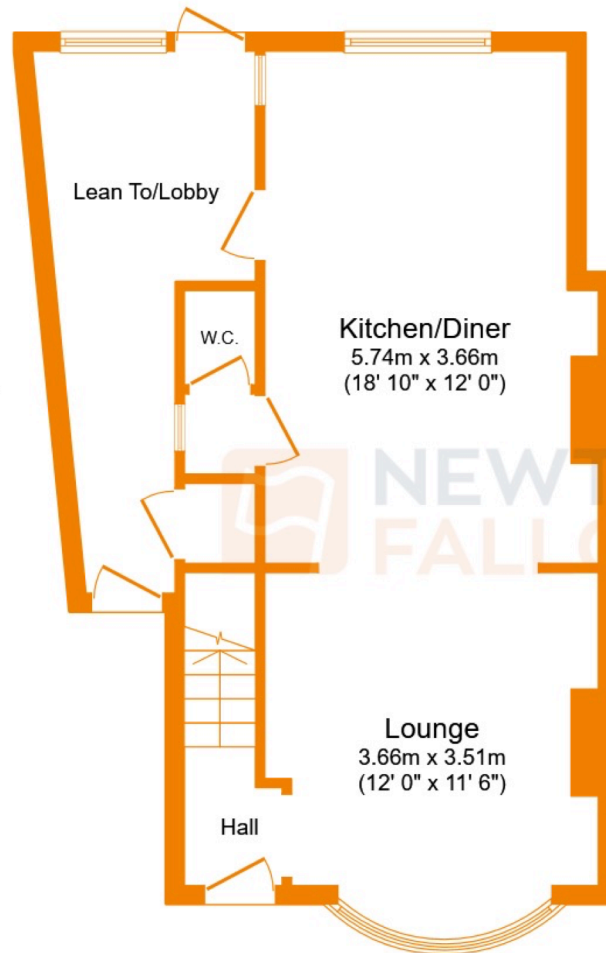
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If you have a house to sell then we would love to provide you with a free no obligation valuation.

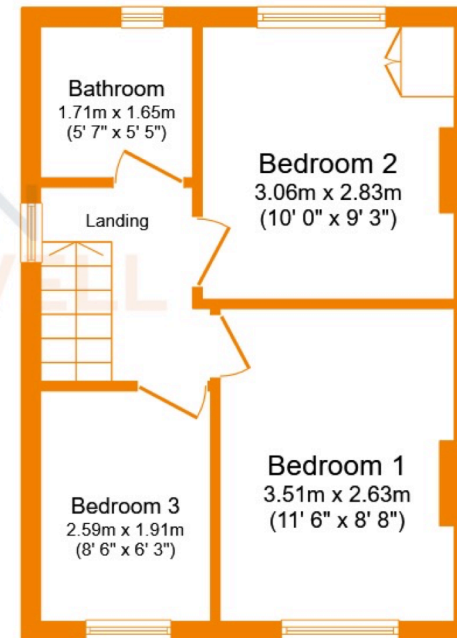








Ground Floor



First Floor

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