

# Alexanders



## Ibstock Road

Ravenstone



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## Ravenstone

- NO UPWARD CHAIN
- Individual detached bungalow
- Good sized plot on the edge of the village
- Three bedrooms, two reception rooms
- Kitchen, utility and cloakroom
- Detached double garage
- Well serviced village
- EPC Rating C / Council Tax Band E / Freehold

### General Description

An individually designed three-bedroom bungalow situated on the edge of this well regarded and well serviced village, being offered to the market with no upward chain.

Occupying a good-sized plot, this property has a large driveway set well back from the road with access to the rear where you will find a detached double garage and attractive gardens.

On entering the property through the porch to the main hallway, which serves all the main rooms off here, the sitting room opens onto the rear gardens, dining room adjacent to the kitchen should someone want to open for a family kitchen, utility, cloakroom, bathroom with separate shower and three good sized bedrooms.

### Location

Ravenstone village offers a rural setting with excellent local schools, good public houses, excellent road networks to nearby Ashby, Loughborough and East Midlands Airport at Castle Donnington.



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## Accommodation

Entrance porch, hallway, sitting room, dining room, kitchen, utility room, w.c, three bedrooms and bathroom.

\*Please note there is a small area of garden to the right-hand side of the driveway which is owned by Western Power subject to a Garden Licence. Plans are available.\*

## Agent's Note

A lovely individual bungalow with a stunning plot on the edge of this well serviced village.

## Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth (01455) 291471.

## Tenure

Freehold.

## Local Authority

Northwest Leicestershire District Council, Council Offices, Coalville, Leics, LE67 3FJ (Tel: 01530 454545). Council Tax Band E.

## Services

We are advised that mains gas, electricity, water, and drainage are connected.

## Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

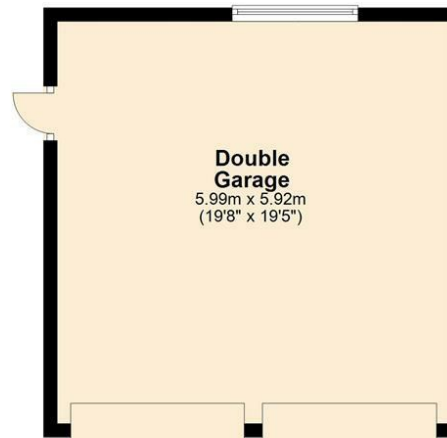
## Money Laundering

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.





**Outbuilding**  
Approx. 35.5 sq. metres (381.7 sq. feet)



Total area: approx. 147.3 sq. metres (1585.2 sq. feet)



*Viewing by appointment only*

**Alexanders**

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Email: ashby@alexanders-estates.com

### Important Information

Viewing - To arrange a viewing, please contact the Ashby-de-la-Zouch Sales Team on 01530 413126.

Measurements - Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

General Note - These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.