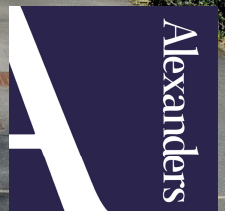


Alexanders



Woodstone Lane

Ravenstone



Woodstone Lane

Ravenstone

- Within the popular St Michaels Gate development
- Sold with the remainder of its NHBC warranty
- Four good-sized double bedrooms
- Spacious kitchen/diner with integrated appliances
- Separate utility room
- Main bedroom features a three-piece en suite
- Single garage and parking for two cars
- Beautifully landscaped private rear garden
- EPC rating B / Council Tax Band E / Freehold

General Description

Alexanders of Ashby offer to the market a delightfully modern four double bedroomed detached family home with a landscaped rear garden, a detached single garage, and a driveway providing off-road parking for two vehicles.

Accommodation

Laid over two floors, expect to find a well maintained living accommodation throughout. With its' 1,200 square feet of internal floor area that comprises of; the entrance, sitting room with feature bay window. The kitchen/diner has a range of wall and base units, worktops, a sink and drainer unit, a five ring hob with extractor hood over the built-in double oven, a built-in fridge and freezer, an integrated dishwasher and double glazed double doors onto the garden. There is also a separate utility room, WC and understairs cupboard. Upstairs there are four bedrooms and a family bathroom, with bedroom one having its own three-piece en suite shower room.

Outside, the rear garden has been landscaped and enjoys a good degree of privacy. The garden is mainly lawn with a paved seating terrace directly from the property and raised sleeper beds at the end. To the side there is a driveway providing parking for two vehicles and access to the detached single garage.



Location

The property was built by Davidsons Homes in 2016 to the attractive Lincoln Design, within the popular St Michaels Gate development and is being sold with the remainder of its NHBC warranty.

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby De La Zouch (01530) 413126.

Tenure

Freehold.

Services

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

Local Authority

North West Leicestershire District Council, 63-65 Belvoir Road, LE67 3PD, (Tel: 01530 454545), Council Tax Band E.

Measurements

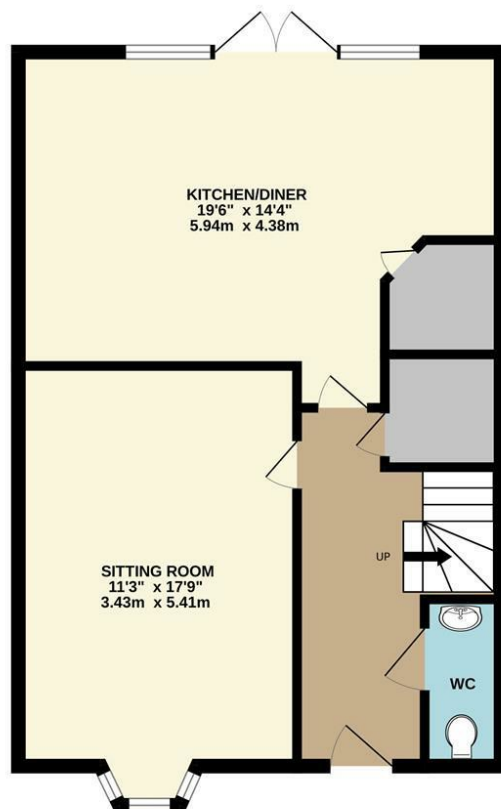
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Money Laundering

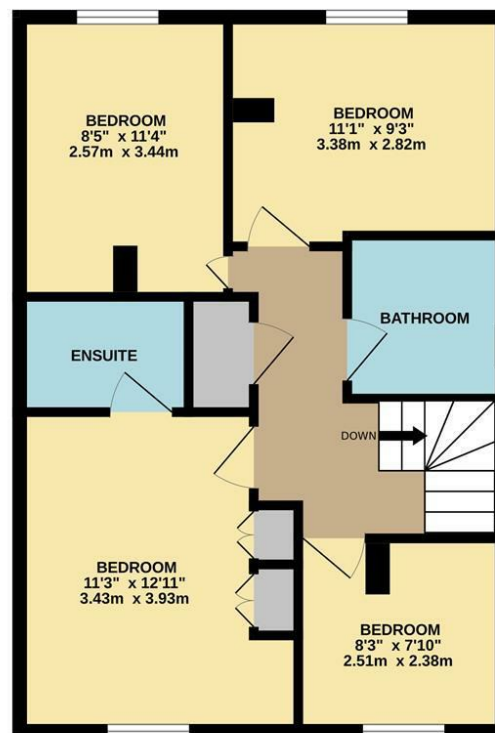
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an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



GROUND FLOOR
567 sq.ft. (52.7 sq.m.) approx.



1ST FLOOR
557 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA : 1124 sq.ft. (104.4 sq.m.) approx.

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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Viewing by appointment only

Alexanders

22 Market Street
Ashby-de-la-Zouch
LE65 1AL

Telephone Sales: 01530 413126
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.