



Primrose Walk

Ravenstone

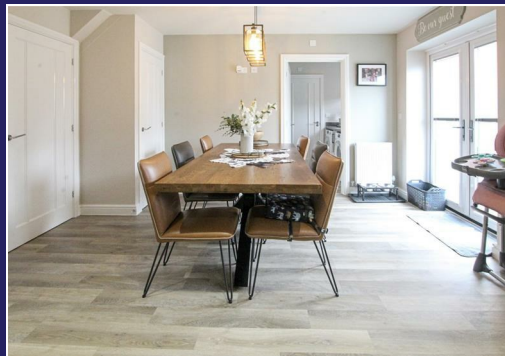
Offers Around £415,000



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Accommodation Details

FOUR bedroom, family home located in a quiet cul-de-sac with a garage and parking for 3 vehicles on the drive as well as a south facing rear garden.

Tenure

Freehold

External and Approach

A large block paved driveway comfortably fitting three vehicles along with access to the garage. Beautifully presented with a front lawn and maturing edged flowerbeds consisting of Lavender and a Magnolia tree.

Hall, Stairs and Landing

As you come through the soft green composite front door, you are greeted by a nice welcoming entrance hall with a fitted doormat and Karndean wood flooring. This area also has a radiator along with a ceiling light and thermostat for the heating. The hallway leads up to the first floor with grey carpeted stairs, white banisters and wooden handrails. The stairs also have bespoke fitted stair gates which can be removed if necessary, but work as a fantastic safety addition

Living Room

15'7" x 11'3" (4.77 x 3.43)

Located at the front of the property. This is a nice, cosy living room decorated neutrally with wood panelling on one wall as a feature. There is a large ceiling light fitted to the centre of the room, multiple plug sockets, thermostatic controlled radiator along with an aerial and telephone socket.

Kitchen/Diner

17'9" x 13'6" (5.43 x 4.14)

Large open space located at the rear of the property looking out over the south facing garden.

This U-shaped kitchen area has integrated appliances such as fridge freezer, dishwasher, AEG oven and five burner gas hob. The kitchen base and wall units are a soft sage green with black bar handles and the worktops are a grey marble effect with undercounter lighting. There is also a sandstone coloured composite one a half basin with drainer and window looking out into the garden. There are also patio doors fitted was blinds

taking you out onto the patio area, under stairs storage, multiple plug sockets, TV aerial point and two radiators fitted with thermostatic controls.

Utility Room

5'6" x 4'1" (1.68 x 1.25)

With the kitchen units following through to this separate area. Plenty of room and plumbing for two appliances. This room has been decorated in neutral tones with a ceiling light and extractor fan and a window looking out to the garden.

Cloakroom

5'6" x 4'0" (1.68 x 1.23)

The cloakroom has recently had wooden panelling fitted to the walls and comprises of a dual flush WC, small hand basin with chrome mixer tap, thermostat controlled radiator and small window leading out to the side of the property and fitted with privacy glass.

Bedroom One

14'3" x 11'0" (4.35 x 3.37)

Located at the front of the property this is a bright and open large double bedroom with fitted wardrobes with sliding doors. This room has been decorated in neutral tones with new carpets in grey.

Ensuite

7'0" x 6'11" (2.14 x 2.13)

Larger than average ensuite shower room located off of bedroom one with a large shower cubicle. Dual flush WC and hand basin with chrome mixer tap. This room is part tiled with grey marble effect tiles that match the lino flooring. To the ceiling you also find a keylite skylight window. This room also comprises of a chrome heated towel rail, spotlights to the ceiling and built in extractor fan.

Bedroom Two

14'7" x 10'6" (4.47 x 3.22)

Located at the front of the property. This is a very generously sized double bedroom with an aerial point and multiple plug sockets. Pendant ceiling light and decorated in neutral tones with the soft grey carpets we've seen across the first floor.

Bedroom Three

11'5" x 11'1" (3.48 x 3.39)

At the rear of the property this again is a large double bedroom. It has been painted in a soft pink with the grey carpets following through and blue coloured wardrobes built-in. This room has a thermostatic controlled radiator along with a window looking out over the rear garden and multiple plug sockets.

Bedroom Four

10'6" x 8'7" (3.21 x 2.62)

Located at the rear of the house, although the smallest of the rooms this is still a comfortable double bedroom and comes with built in grey wardrobes along with the carpets following through from the landing. This room has a single pendant ceiling light, multiple plug sockets and aerial point

Family Bathroom

Located at the rear of the house is the large bathroom with a four piece suite, comprising of a separate shower cubicle, full-size bath, dual flush WC, large hand basin with chrome mixer tap, chrome heated towel rail, shaving sockets, spotlights to the ceilings and also a built-in extractor fan.

Rear Garden

This larger than average south facing rear garden has been recently landscaped by the current vendors. With access down the side of the property through a wooden gate back onto the driveway. There is a large patio area in a 'U' shape around the garden with plenty of lawn space and raised flowerbeds. Outside you will also find external electrical sockets and a water tap. The way this garden is situated has been stepped up and so offers a good amount of privacy.

Local Authority & Council Tax Band

NWLDC

Band E

Postcode for Sat Navs

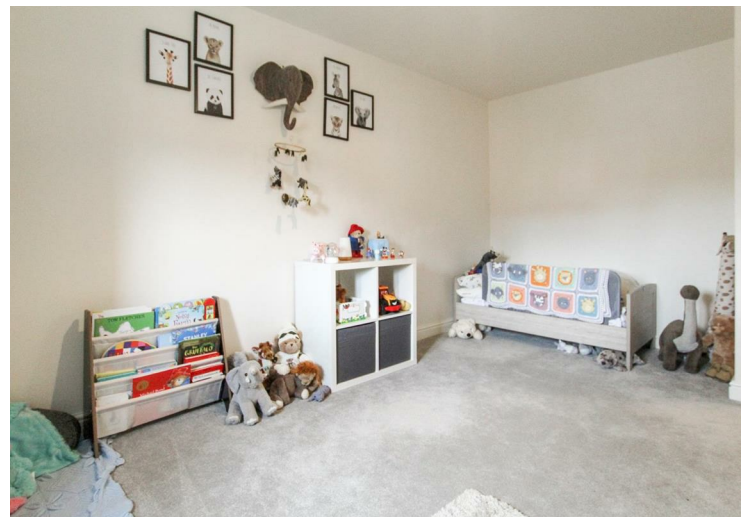
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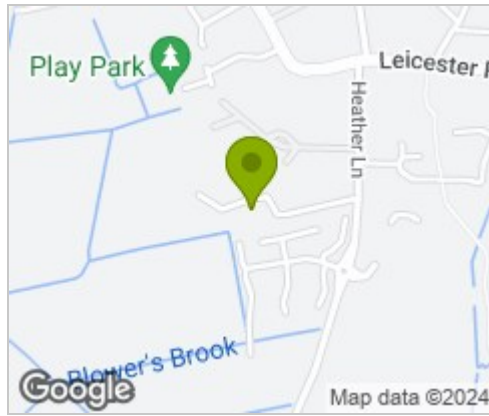
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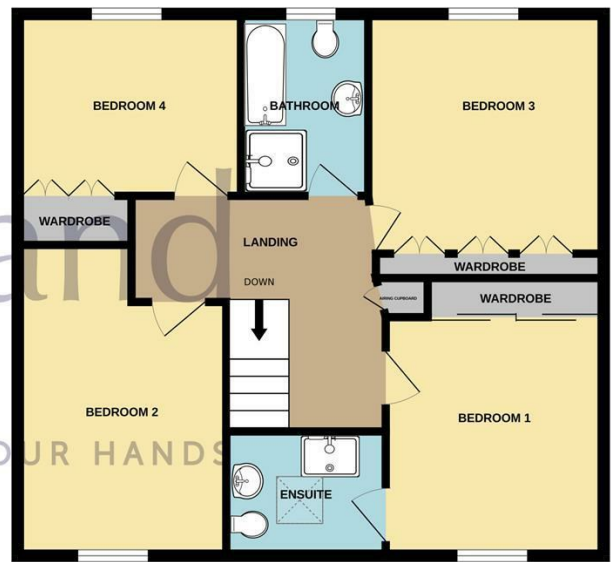




GROUND FLOOR



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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Council Tax band: E. Tenure: Freehold

Viewing

Please contact our Howland Jones Office on 01530 271313 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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