



## Ramscliff Avenue

Donisthorpe

Price Guide £155,000

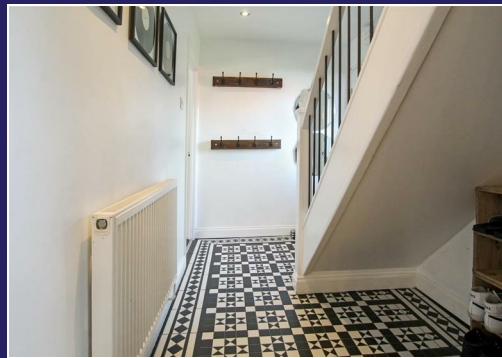




# Ramscliff Avenue

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## Tenure

Freehold

## Accommodation Details:

A modern three bedroom semi detached, none standard construction built property with both a front and rear garden.

## External and Approach

Set back from the road, there is a lovely landscaped front garden with gravelled borders, mature shrubs and flower pots with a path leading to the front and side access of the property. To the left hand side there is a courtyard style area where the dustbins and recycling bags are kept which then leads to another gate to access the rear lobby and garden. Access is via a black composite door with glass panels and chrome furnishings.

## Entrance Hallway

Once inside the property you are greeted with a large hallway with black and white decorative tiled flooring, neutral painted walls and storage space under the stairs handy space for footwear. You'll also find; a smoke alarm, two coat rails, pendant light, the consumer unit and the two metre readings.

## Lounge

2.91 x 4.58

Following from the hall, you are welcomed into a rather spacious lounge with a large window providing the room with plenty of light along with the view of the landscape rear garden. With a dark grey carpet to the flooring, this room has been decorated neutrally with coving to the ceiling. There is also a fireplace with tile surround. You'll also find; a telephone point, TV aerial, heating panel, pimp for the heating, carbon monoxide detector, one pendant light fitting and one radiator.

## Kitchen

3.00 x 3.39

Following from the dining room, this is a good size kitchen which has been modernised with stainless steel base units with shelving above and a dark granite effect worktop. There are undercounter spaces for utilities such as a washing machine, tumble dryer AND dishwasher! There is space for an American style fridge and freezer. There is a one and a half stainless steel sink with drainer with window above providing the view of the

garden. You'll also find; a large pantry cupboard with shelving, extractor fan, large tiled flooring, 5 ring electric hob with two single electric ovens below and a half glazed UPVC door leading into the rear lobby allowing access to both the front and rear of the property. Please note that there is no extractor fan above the oven.

## Dining Room

3.15 x 3.03

This bright dining room has been painted in grey with natural toned herringbone parka flooring. With a large window to the front aspect, this room is filled with lots of natural light and is then followed through into the kitchen. There is one radiator.

## Rear Lobby

Leading from the kitchen the rear lobby provides access to both the front and rear of the property along with a brick built coal bunker with power and lighting and fitted shelving (great space for further storage purposes).

## Stairs and Landing

With grey carpet leading up the stairs, this is a large landing space with a window to the front aspect, doors leading off to each room, an airing cupboard with the tank and loft hatch providing access to the loft.

## Bedroom One

2.91 x 3.92

To the rear of the property is a spacious bedroom with a light grey laminate flooring along with a darker toned grey paint to the walls. This is a great size room which easily fits a triple wardrobe and the potential for a king size bed. There is one large window filling the room with lots of natural light. There is one ceiling fan light and a radiator located behind the bed.

## Bedroom Two

2.94 x 3.63

Also located to the rear aspect, this great size room has with natural laminate to the flooring. This is another double bedroom which easily fits a quadruple wardrobe and a set of drawers or large desk. There are two windows filling the room with lots of natural light. There is one pendant light and a radiator.

### Bedroom Three

2.47 x 2.75

Bedroom three is located to the front of the property; this is a decent size single room with a large window to the front aspect. The current home owners have fully utilised this space by having a custom made built in bunk head. The walls have been painted in a light tone of grey with the same continuous flooring from bedroom two. This room is not your standard "box room".

### Family Bathroom

1.89 x 1.65

A modern bathroom suite with wash basin with a chrome cold and hot mixer tap and an electric shower over the bath with a shower curtain. This room has a wooden panel feature wall along with grey retro tiles to the wall around the bath and shower surround. There is one pendant light fitting and an extractor. There is grey vinyl to the flooring.

### WC

A small room which houses a low level WC with push down flush. There is a small window with privacy glass and there is grey vinyl to the flooring.

### Rear Garden

A wonderful, South West facing landscaped garden with

a large patio area and borders stocked full of mature plants, shrubs and exotic trees with a lawn area in the centre with a brick boarder surround. There is also a large wooden shed providing further storage space and a small wooden children's play area with a slide which will be staying. You'll also find a beautiful black Victorian lamp post, an outside tap and power sockets. This garden fully enjoys the rays of sunshine all afternoon!

### Loft Space

The loft has partially been boarded. You shall also find; a pull down ladder along with power and lighting.

### Post Code For Sat Navs

DE12 7QB

### Local Authority & Council Tax Band

Band A

North West Leicestershire District Council

### Property To Sell?

We are happy to provide a free valuation and explain how we combine our personal service with the use of the latest technology to achieve impressive and satisfying results for our customers.

### Out Of Hours Contact Arrangements

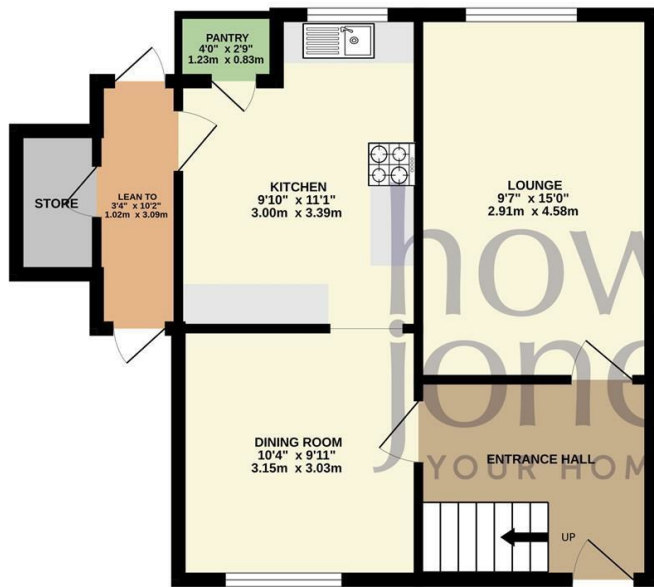
You can email us via our website, or you can 'Live Chat' via our website 24/7



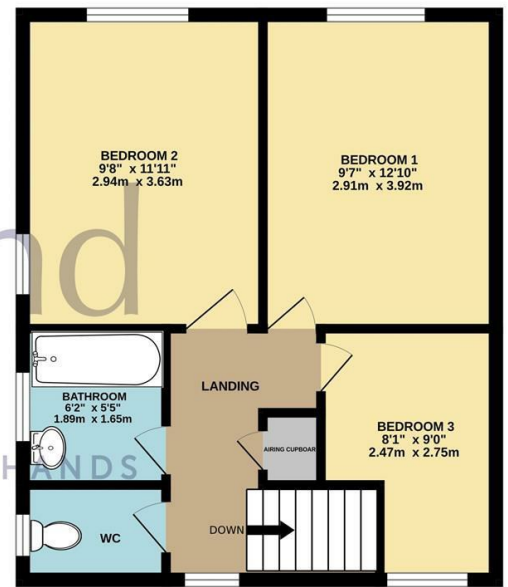




GROUND FLOOR  
491 sq.ft. (45.6 sq.m.) approx.



1ST FLOOR  
448 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 939 sq.ft. (87.2 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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**Council Tax band: A. 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>55</b>	<b>72</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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