



14 Beesley Lane

Ravenstone | LE67 2EP | Offers In The Region Of £495,000

**ROYSTON  
& LUND**

- Offers In The Region Of £495,000
- Welcoming Entrance Hall Sets A Pleasant Tone For The Entire Home
- Spacious Open-Plan Kitchen/Diner Features High-End Appliances And Garden Access
- Practical Utility Room Provides Additional Functionality And Convenience
- Formal Dining Room Is Perfect For Hosting And Entertaining Guests
- Dual-Aspect Living Room Offers Abundant Natural Light And Comfort
- Main Bedroom Includes Built-In Wardrobes And An En-Suite Shower Room/WC
- South-Facing Garden With Lawn And Patio Areas For Outdoor Enjoyment
- Freehold - EPC Rating B
- Council Tax Band F





Offers In The Region £495,000

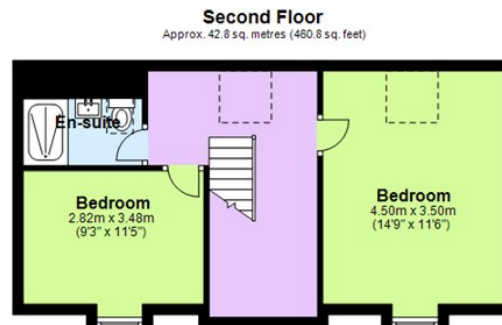
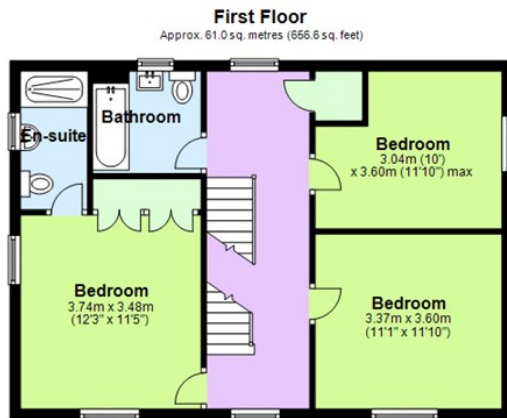
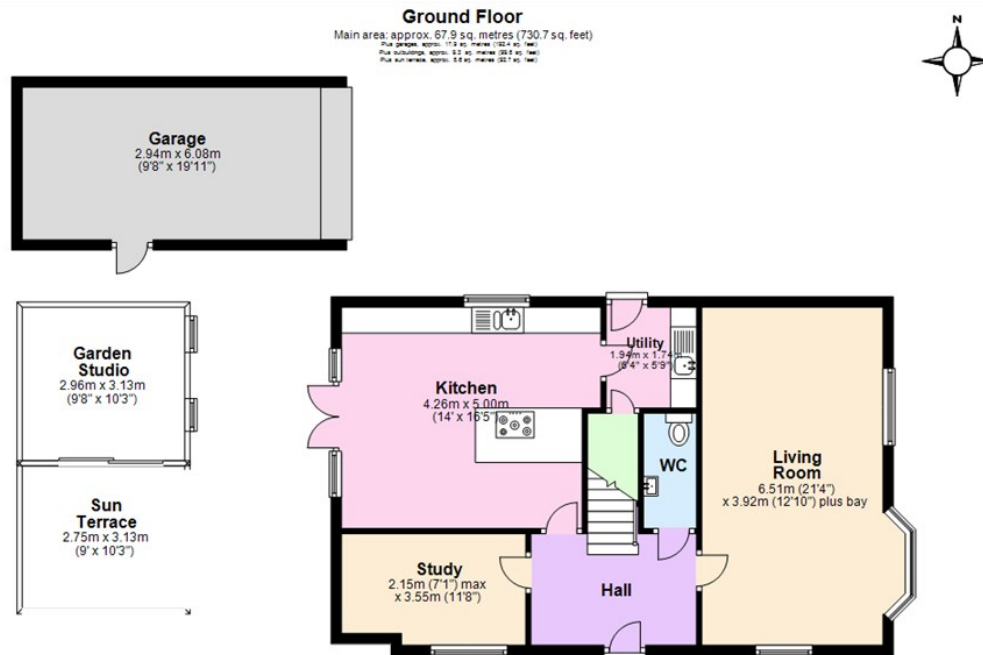
Royston & Lund are pleased to present this remarkable three-storey five-bedroom detached family home, nestled in a highly desirable estate on the tranquil outskirts of the picturesque village of Ravenstone. Spanning over 1900sq ft.

Upon entering, you are greeted by the welcoming entrance hall that sets a pleasant tone for the entire home. The centerpiece of the property is the spacious open-plan dining kitchen, complete with high end built-in appliances and doors that open to the rear garden, creating a seamless flow between indoor and outdoor spaces. Adjacent to this area is a practical utility room, adding further functionality. The property also features a separate formal dining room, ideal for hosting and entertaining guests. The generously sized dual-aspect living room is bathed in natural light, offering a comfortable and inviting space.

The first floor is home to the main bedroom, which includes built-in wardrobes and an en-suite shower room/WC. Two additional spacious double bedrooms and a modern three-piece family bathroom complete this level, offering ample accommodation for family members or guests. On the second floor, you'll find two more bedrooms, one of which is currently used as a gym, showcasing the home's versatility, along with an additional stylish shower room/WC.

Outside, the property occupies a prime position with delightful views over the adjoining fields, offering a serene and scenic outlook. The exterior includes a detached single garage and ample off-street parking for up to three vehicles. The meticulously maintained south-facing garden is a true outdoor oasis, featuring both lawned and patio areas that are perfect for al fresco dining and relaxation.





Main area: Approx. 171.7 sq. metres (1848.1 sq. feet)  
Plus garages, approx. 17.9 sq. metres (192.4 sq. feet)  
Plus outbuildings, approx. 9.3 sq. metres (100.3 sq. feet)  
Plus sun terrace, approx. 8.6 sq. metres (92.7 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanIt.

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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



**EPC**

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>86</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales** EU Directive 2002/91/EC

**ROYSTON & LUND**