



Smiths  
your property experts

# Woodstone Lane

## Ravenstone

- Beautifully presented detached family home
- Built by Davidson Homes in 2017
- Sold with the remainder of its NHBC warranty
- Detached double garage with a generous driveway
- Set in a corner plot with delightful lawned gardens
- Four generous double bedrooms and two bathrooms
- Open-plan kitchen/diner and a separate utility room
- Generous sitting room and a study/playroom

## General Description

Smiths Property Experts offer to the market a beautifully presented four-bedroom detached house built by Davidson Homes. The property features a popular, spacious, and architecturally interesting design and is set in a generous corner plot with a private double-width driveway and detached double garage. Built in 2017, the property boasts the remainder of its 10-year NHBC warranty and, as expected, is in superb order throughout. Internally, expect to find contemporary living spaces across two floors, totalling 1,450 square feet (excluding the garage).







## The Property

The property has the remainder of its 10-year NHBC warranty and is in superb order throughout. Inside, there are contemporary living spaces laid across two floors, with a total of 1,450 square feet of living space.

The ground floor is arranged around a spacious galleried entrance hall. There is a beautiful open-plan kitchen/diner and a separate sitting room, both of which give direct garden access via glazed French doors to the rear of the property. There is also a separate study/playroom, a utility room, and a downstairs cloakroom. On the first floor, there are four generous double bedrooms and a modern family bathroom. The property boasts a stunning principal bedroom suite with a large bank of built-in wardrobes and a four-piece ensuite with a large shower and a separate bath.

## The Outside

The property is set in a generous corner plot with a private double-width driveway and a detached double garage. To the front and side is a manicured evergreen hedge, and to the rear are lawned gardens with well-stocked borders, a lovely seating terrace and patio, and a pathway to the garage. A particular feature of this lovely home is the detached double garage with lighting and power and the subsequent double-width driveway in front, which offers parking for up to six vehicles.







## The Location

Ravenstone is situated between Ashby-de-la-Zouch and Coalville in North West Leicestershire. The village offers several amenities, including a shop, post office, church, and village hall. Nearby, the historic market town of Ashby-de-la-Zouch provides a wide range of amenities, such as independent shops, pubs, and restaurants. There is a well-regarded primary school within a few minutes' walk of the property. The village is conveniently located for commuters, with easy access to the A511, A42 (J13), and M1 (J22).

## Property Information

Awaiting EPC.

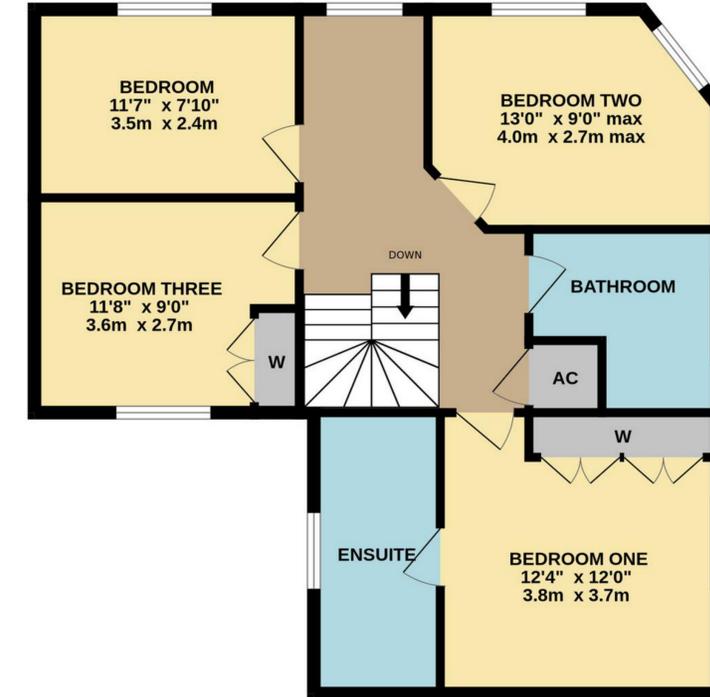
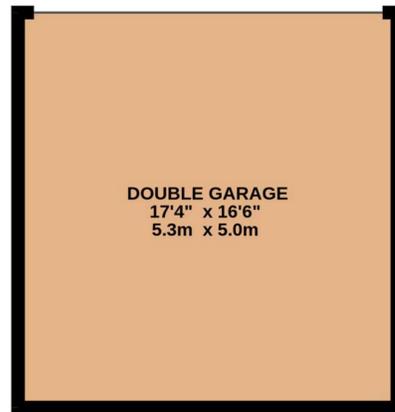
Tenure: Freehold. Council Tax Band: E.

Local Authority: North West Leicestershire District Council.

## Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.





TOTAL FLOOR AREA : 1732 sq.ft. (160.9 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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