

7 Orchard Close  
Ravenstone, Coalville, LE67 2JW

£390,000





## Brief Description

Nestled in the TRANQUIL CUL-DE-SAC of Orchard Close, Ravenstone, this stunning detached house has undergone a full refurbishment, presenting an exceptional opportunity for those seeking a modern family home. With FOUR SPACIOUS BEDROOMS and two well-appointed bathrooms, this property offers extensive accommodation that is both **STYLISH AND FUNCTIONAL**.

Upon entering, you are greeted by an inviting entrance hall adorned with **ELEGANT OAK FLOORING**, leading to a convenient ground floor WC and a versatile **STUDY/SNUG AREA**. The heart of the home is undoubtedly the **NEWLY FITTED KITCHEN/BREAKFAST ROOM**, which boasts a contemporary design featuring grey shaker-style units and a **LUXURIOUS QUARTZ WORKTOP**. Equipped with integrated appliances, including a full-height fridge and freezer, dishwasher, and double oven, this kitchen is perfect for culinary enthusiasts. An adjacent utility room adds practicality, providing space for laundry appliances and direct access to the garden.

The **DINING ROOM**, with its continuation of oak flooring and tasteful pendant lighting, flows seamlessly into the **LIVING ROOM**, which is enhanced by sliding patio doors that open onto the rear garden. A charming inset **FIREPLACE WITH A LOG EFFECT GAS FIRE** creates a warm and inviting atmosphere for family gatherings.

Ascending to the first floor, you will find **FOUR GENEROUSLY SIZED BEDROOMS**, ideal for family living or accommodating guests. The master bedroom features dual double-glazed windows, built-in wardrobes with mirrored sliding doors, and a **CONTEMPORARY EN-SUITE BATHROOM**. The family bathroom is equally impressive, showcasing a modern three-piece suite with an air spa bath and stylish finishes.

Externally, the **SOUTH-FACING REARGARDEN** is a delightful retreat, featuring a large Indian sandstone patio, lush lawns, and mature trees, all enclosed for privacy. The property also benefits from a spacious block-paved driveway, providing **AMPLE PARKING FOR SEVERAL VEHICLES**, alongside a single garage.







## ON THE GROUND FLOOR

Entrance Hall

Ground Floor WC

Study/Snug  
8'0" x 16'4" (2.44m x 4.98m)

Kitchen / Breakfast Room  
11'2" x 10'3" (3.40m x 3.12m)

Utility Room  
5'2" x 11'7" (1.57m x 3.53m)

Dining Room  
10'6" x 11'9" (3.20m x 3.58m)

Living Room  
11'8" x 18'7" (3.56m x 5.66m)

## ON THE FIRST FLOOR LANDING

Landing

Master Bedroom  
14'10" x 10'2" (4.52m x 3.10m)

En-Suite  
6'3" x 5'3" (1.91m x 1.60m)

Bedroom 2  
8'4" x 10'2" (2.54m x 3.10m)

Bedroom 3  
8'9" x 9'7" (2.67m x 2.92m )

Bedroom 4  
7' x 11'10 (2.13m x 3.61m )

Family Bathroom  
6' x 9'4" (1.83m x 2.84m)

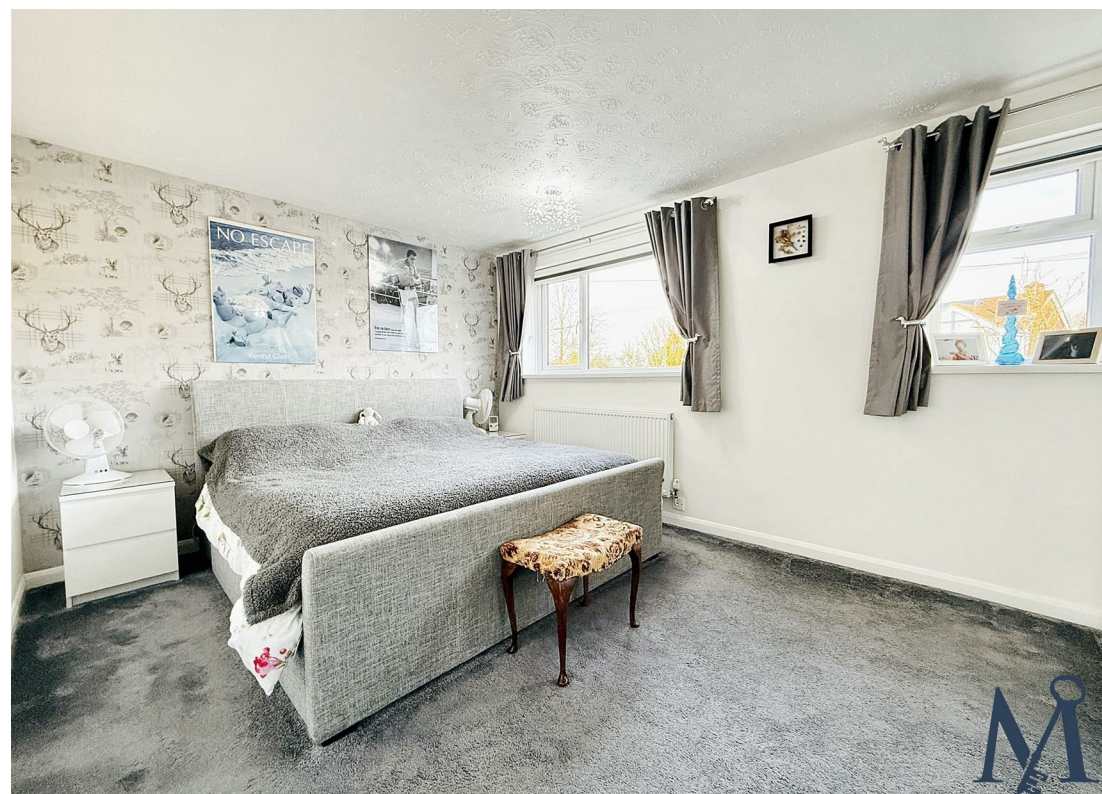
## ON THE OUTSIDE

Front Garden

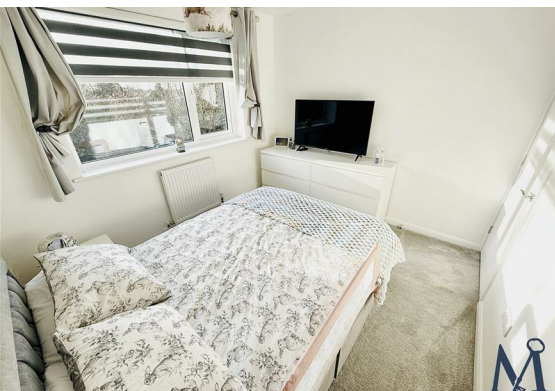
Rear Garden

Large Driveway

Single Garage













Floor Plan



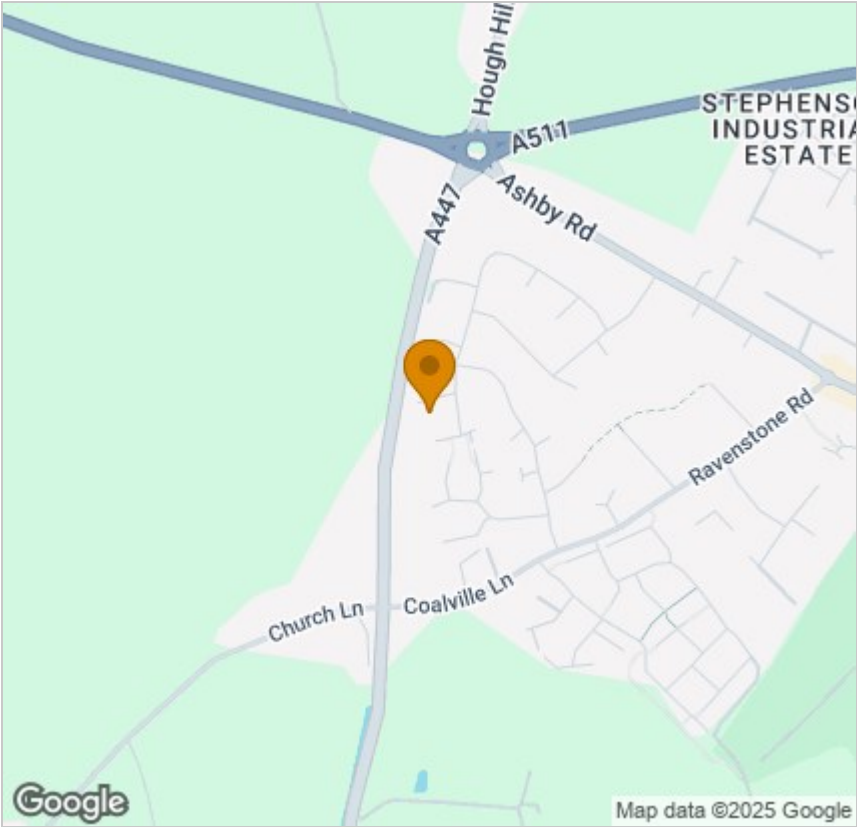
Viewing

Please contact our Maynard Estates Office on 01530 682886 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

