



Church Lane, Ravenstone, LE67 2AF

**ANDREW
GRANGER & CO**

Part of
**SHELDON
BOSLEY
KNIGHT**
LAND AND
PROPERTY
PROFESSIONALS

Property Description

An individual detached bungalow situated on the very edge of the village, standing on a large mature plot with an 'in/out' driveway, single garage and workshop/summerhouse. Gas CH (new boiler), UPVC d/g windows and doors, entrance hall, 3 bedrooms, bathroom, superb fitted kitchen with integrated appliances including wine cooler, spacious lounge overlooking the rear garden, generously sized conservatory. The bungalow has a lovely landscaped rear garden with extensive decked area, patio, lawn and mature shrubs.

Security system including security cameras and flood lights.

The bungalow is offered with no upward chain.





Key Features

- INDIVIDUAL DETACHED BUNGALOW ON THE EDGE OF THE VILLAGE
- GAS CENTRAL HEATING WITH NEW COMBI BOILER, UPVC DOUBLE GLAZED WINDOWS AND DOORS
- ENTRANCE HALL, 3 BEDROOMS AND BATHROOM
- SPACIOUS LOUNGE OVERLOOKING THE REAR GARDEN
- SUPERB FULLY FITTED KITCHEN INCLUDING INTEGRATED APPLIANCES AND WINE COOLER
- GENEROUS D/G CONSERVATORY
- 'IN/OUT' DRIVEWAY AND SINGLE GARAGE
- GOOD SIZED MATURE REAR GARDEN
- WORKSHOP/SUMMER HOUSE
- NO UPWARD CHAIN

**Offers In The Region
Of
£330,000**

VIEWINGS & DIRECTIONS

By arrangement through the Selling Agents, Andrew Granger & Co telephone 01509 234534.

What 3 words location:- woven.pumps.exam

ACCOMMODATION IN DETAIL

ENTRANCE HALL

With front door, window to rear, radiator and oak flooring.

BEDROOM 1

With bay window to front, radiator and built in wardrobes.

BATHROOM

With window to side, white suite comprising w.c., wash basin and bath with Power Shower over, tiled splashbacks and floor, built in shelved cupboard, wall cupboard with shaver point, heated towel rail.

INNER HALL

With window to front and radiator.

BEDROOM 2

With window to side and rear, radiator.

BEDROOM 3

With window to rear, radiator, fitted wardrobe and dressing table, wall lights.

SUPERB FITTED KITCHEN

With door and window to conservatory, nicely fitted base and wall units with Oak cupboard fronts, black granite work surfaces, Belfast sink, built in wine racks, plate rack, pull out larder cupboards, built in bins, extensive range of integrated appliances including electric ceramic hob, cooker hood, split level electric oven, fridge freezer, dish washer, washing machine and wine cooler, ceiling downlights. oak flooring.

CONSERVATORY

Of UPVC construction with a brick base, tiled floor, radiator and gas wall heater.

SPACIOUS LOUNGE

With window to side and patio doors leading to the rear garden, stone fire surround with fitted electric fire, oak floor, radiator.

OUTSIDE





FRONTAGE

'In/out' driveway of 'Presscrete' construction with low wall and flower/shrub beds, gated access leads to the rear garden.

SINGLE GARAGE

With up and over door to front and window to side.

REAR GARDEN

The rear garden is a lovely feature of this bungalow offering a good level of privacy along with views over local countryside, offering patio areas, water feature, large raised decked area, lawn, well stocked shrub beds, large timber workshop/summer house with electricity supply, further garden area with log store.

Purchasing Procedure

If you are interested in any of our properties then you should contact our offices at the earliest opportunity.

We offer Independent Financial Advice and as part of our service we will ask our Mortgage Adviser to contact all potential buyers to establish how they intend to fund their purchase.

If you are a cash purchaser then we will need confirmation of the availability of your funds.

Your home is at risk if you do not keep up re-payments on a mortgage or other loan secured on it.

Money Laundering

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 we have a legal obligation to carry out Anti-Money Laundering checks on all purchasers prior to instructing solicitors to proceed with the sale. There is a £30, inclusive of vat, charge per person for processing these checks through a third-party firm. These are not a credit check and will not leave a footprint on your credit file.

Market Appraisals

If you have a house to sell then we offer a Free Valuation, without obligation.

Conveyancing

We would be delighted to offer the services of our associated firm, Jephson Legal, who offer very competitive quotes for conveyancing. If you would like a quotation, please speak to one of our sales team who would be happy to arrange this.



Floorplan

Approximate Gross Internal Area
107.6 sq. m. (1158 sq. ft.)
(Excluding Garage)



EPC Rating - D

Tenure - Freehold

Council Tax Band - D

Local Authority
North West Leicestershire District
Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



To arrange a viewing please contact our Loughborough (Sales) office on 01509 235534

Part of
**ANDREW
GRANGER & CO**

**SHELDON
BOSLEY
KNIGHT** LAND AND
PROPERTY
PROFESSIONALS