



Coalville Lane, Ravenstone

welcome to

Coalville Lane, Ravenstone

****NO ONWARD CHAIN**** this deceptively spacious extended four-bedroom detached home, in the popular village of Ravenstone, which gives an opportunity for some general cosmetic upgrading and improvement. Internal viewing is highly recommended to appreciate the accommodation on offer. Call now!

Entrance

Property is entered via a upvc front door into the entrance hallway. Property is entered via an entrance hallway which has laminate flooring, useful understairs storage, a dado rail and doors off to ground floor rooms.

Ground Floor Cloakroom

Ground floor cloakroom has vinyl flooring, low level wc, a pedestal wash hand basin, a radiator and a upvc double glazed window to the front.

Lounge

23' 7" x 11' narrowing to 8ft 3iin (7.19m x 3.35m narrowing to 8ft 3iin)

Lounge dining room with ample space for a dining table and chairs, there is a bay window to the front elevation, electric coal effect fire with hearth, backcloth and surround, a serving hatch through to the kitchen and patio doors leading to the rear garden.

Kitchen

10' 5" x 8' 10" (3.17m x 2.69m)

Kitchen has vinyl flooring, a range base and wall units, has a stainless-steel sink with partially tiled splashbacks, space for an oven and hob, a upvc double glazed window to the rear and an opening through to the utility room.

Utility Room

8' 4" x 5' 7" (2.54m x 1.70m)

Utility room has a continuation of vinyl flooring from the kitchen, some bay storage units, space and plumbing for a washing machine and space for a tumble dryer, a upvc double glazed window to the rear and back door to the rear garden.

First Floor Landing

First floor landing has stairs rising from the ground floor, access to the loft and doors off to all first-floor rooms.

Bedroom One

11' 3" x 9' 10" (3.43m x 3.00m)

Bedroom one has a range of built in wardrobes including four door fitted wardrobes with hanging rails, shelving and overhead storage boxes, a radiator and upvc double glazed window to the front.

Bedroom Two

11' 5" maximum x 12' 1" maximum (3.48m maximum x 3.68m maximum)

Bedroom two has the airing cupboard housing the water tank, a radiator and a upvc double glazed window to the rear.

Bedroom Three

11' 3" x 8' 2" (3.43m x 2.49m)

Bedroom three has a upvc double glazed window to the front and a radiator.





Bedroom Four

7' 5" x 8' 3" (2.26m x 2.51m)

Bedroom four has upvc double glazed window to the front and a radiator.

Study/Storeroom

There is an additional space which has shelving and could easily be used as a study and has access to the secondary loft.

Bathroom

Bathroom is fitted with a four-piece suite that comprises of bath, low level wc, walk in shower cubicle, wash hand basin, is fully tiled with ceramic tiled flooring and a heated towel rail.

Outside

To the front of the property there is a shaped front lawn with a pathway that leads to the front door and side gated access to the rear with a driveway providing ample offroad parking and access to the garage. The rear garden has a private aspect, has a patio seating area, a shaped lawn and is fenced to boundaries.



Garage

16' 4" x 8' 2" (4.98m x 2.49m)

Garage has an up and over door to the front, power and light and wall mounted central heating boiler.

Agent Note

Please note we have been informed by vendors that the central heating boiler is currently not working.



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welcome to

Coalville Lane, Ravenstone

- No Onward Chain
- Four well-proportioned Bedrooms
- UPVC Double Glazing
- Ground Floor WC
- Lounge Diner

Tenure: Freehold EPC Rating: D

£275,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
LBH114771 - 0003

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