



9 Primrose Walk, Ravenstone, Leicestershire, LE67 2PA

HOWKINS &  
HARRISON



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Ravenstone,  
Leicestershire, LE67 2PA

Guide Price: £375,000

Set within a popular new development in Ravenstone village, this three-bedroom detached home has been presented to an immaculately high standard throughout and is offered to market with no upward chain! Less than two years old, benefitting from versatile accommodation, the property has an open plan dining/kitchen, good sized reception lounge, three double bedrooms, main bedroom with en-suite shower room and finally a four-piece family bathroom. Outside there is off road parking for several vehicles whilst to the rear is private, low maintenance, enclosed garden.

### Features

- Immaculately presented detached family home
- Offered with no upward chain
- Open plan kitchen/dining room
- Three well proportioned double bedrooms
- En-suite shower room and a family bathroom
- Ample off road parking and single garage
- Enclosed, private rear garden
- 8+ years remainder of builders warranty



## Location

Ravenstone village is located approximately four miles south east of Ashby de la Zouch, a popular market town with a range of local amenities and facilities together with immediate access to the A42/M42 motorway network with further links to the M1 motorway corridor and East Midland conurbations beyond. The village, with its own traditional historic high street featuring character properties, retains nearby village public house and a well-stocked local store/post office together with a Good OFSTED rated and recently constructed primary school. The village lies within access of Ibstock and the National Forest with associated countryside walks, together with the Jubilee Wood.



## Accommodation Details - Ground Floor

From the front elevation the property can be accessed over a block paved driveway and leads directly into the entrance hallway. A door to the right leads into a well presented reception lounge, whilst to the rear is a good sized dining/kitchen that benefits from a range of floor and wall mounted units, incorporating a range of integrated appliances. To complete you can also find an adjoining utility area and cloakroom WC.

## First Floor

A straight flight staircase rises from the entrance hall, onto the first floor landing, doors lead off giving access into all three bedrooms and the family bathroom. Bedroom one is a well proportioned double room and benefits from fitted wardrobes and an en suite shower room. Bedrooms two and three are also good sized double rooms, both are serviced by a four piece family bathroom.









## Outside

Outside the property allows for parking to the front in the form of a block paved driveway, gated access to the side leads into the rear garden that has been mainly laid to lawn with a paved patio area perfect for outdoor entertaining.



A superb nearly new detached house located in a sought after village location close to excellent commuter road links.









## Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison on 01530 410930

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

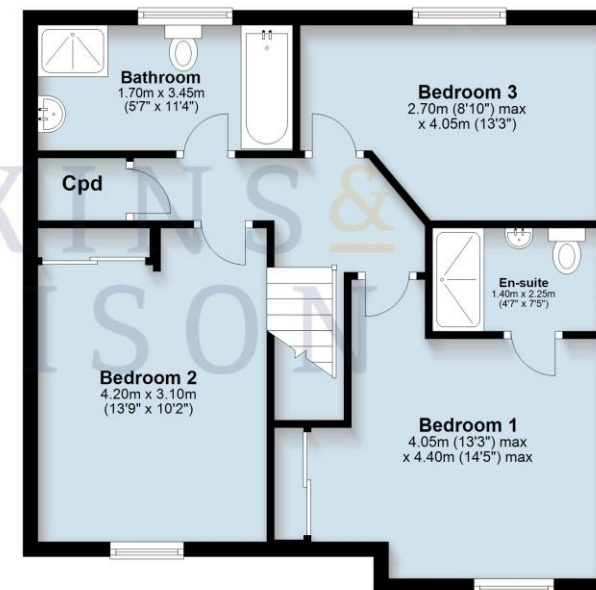
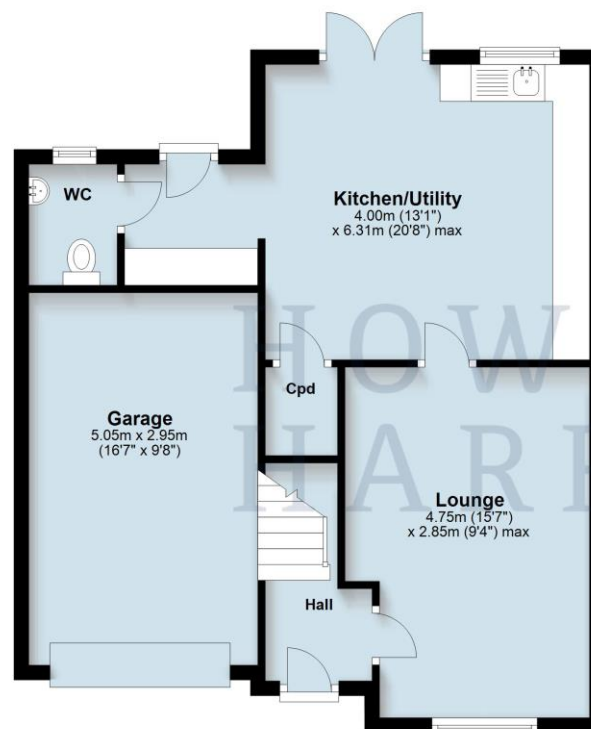
## Local Authority

North West Leicestershire District Council - [Tel:01530-454545](tel:01530-454545)

## Council Tax

Band - D

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		94   A
81-91	B		
69-80	C	83   E	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Total area: approx. 111.6 sq. metres (1200.9 sq. feet)**

This floorplan is for illustrative purposes only and is not to scale. Measurements of rooms, doors, windows and other items are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. 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.  
Plan produced using PlanUp.

## Howkins & Harrison

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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. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. 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.