



3 Creswell Drive, Ravenstone, Leicestershire, LE67 2AG

HOWKINS &
HARRISON

3 Creswell Drive,
Ravenstone,
Leicestershire, LE67 2AG

Asking Price: £680,000

Located on a privately accessed development in the heart of this popular North West Leicestershire District, enjoying a high degree of privacy and occupying an above average sized plot. An exceptional 'ready to move into' three/four bedroom detached family home with twin garages, ample off street parking and generous landscaped gardens. Amounting to over 2200 sq.ft. of living accommodation, the property boasts luxury fittings and comprises, three/four bedrooms; three bathrooms; L-shaped Holmetree kitchen/breakfast room; large sitting room and superb garden room.

Features

- Private road development
- Central village location
- Unique bespoke design
- Two generous reception rooms
- Superb garden room
- Holmetree fitted breakfast kitchen
- Three first floor bedrooms and three bathrooms
- Two separate garages
- Generous private, landscaped gardens



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.



Ground Floor

A traditional entrance door leads to the reception hall with bespoke oak staircase rising to the first floor landing. Overlooking the front elevation is a separate generous dining room or potential ground floor bedroom four with adjacent four piece bathroom; large sitting room with twin French doors, bespoke Holmetree fitted dining kitchen with utility room and separate WC off. Finally there is an extremely generous vaulted garden room overlooking the rear garden with underfloor heating.

First Floor

The staircase rises to a first floor landing with doors leading off to:- the master bedroom enjoying Jack & Jill access to a generous, four piece bathroom/WC and dressing area. There are two further double bedrooms together including a guestroom again with en-suite facilities.





Outside

Externally there is an integral, larger than average through garage leading to the rear, where there is additional secure parking and a separate larger than average detached garage. Within the grounds the property also offers exceptional off street parking from private road access. The gardens are a particular feature, being of generous proportions, currently laid to lawn with outdoor decking and patios, ideal for entertainment. leading to a real secret garden with summer house and maturing trees offering privacy and shade.

Agents Note:

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Tenure & Possession

The property is freehold with vacant possession being given on completion



A superb detached property occupying a larger than average size plot with over 2200 sq.ft. of internal accommodation and a detached summer house.

Offering a high degree of privacy, viewing is highly recommended.





Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison on 01530 410930 Option 1

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

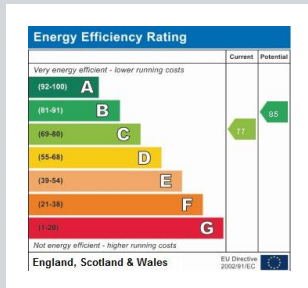
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

North West Leicestershire District Council - 01530 454545

Council Tax

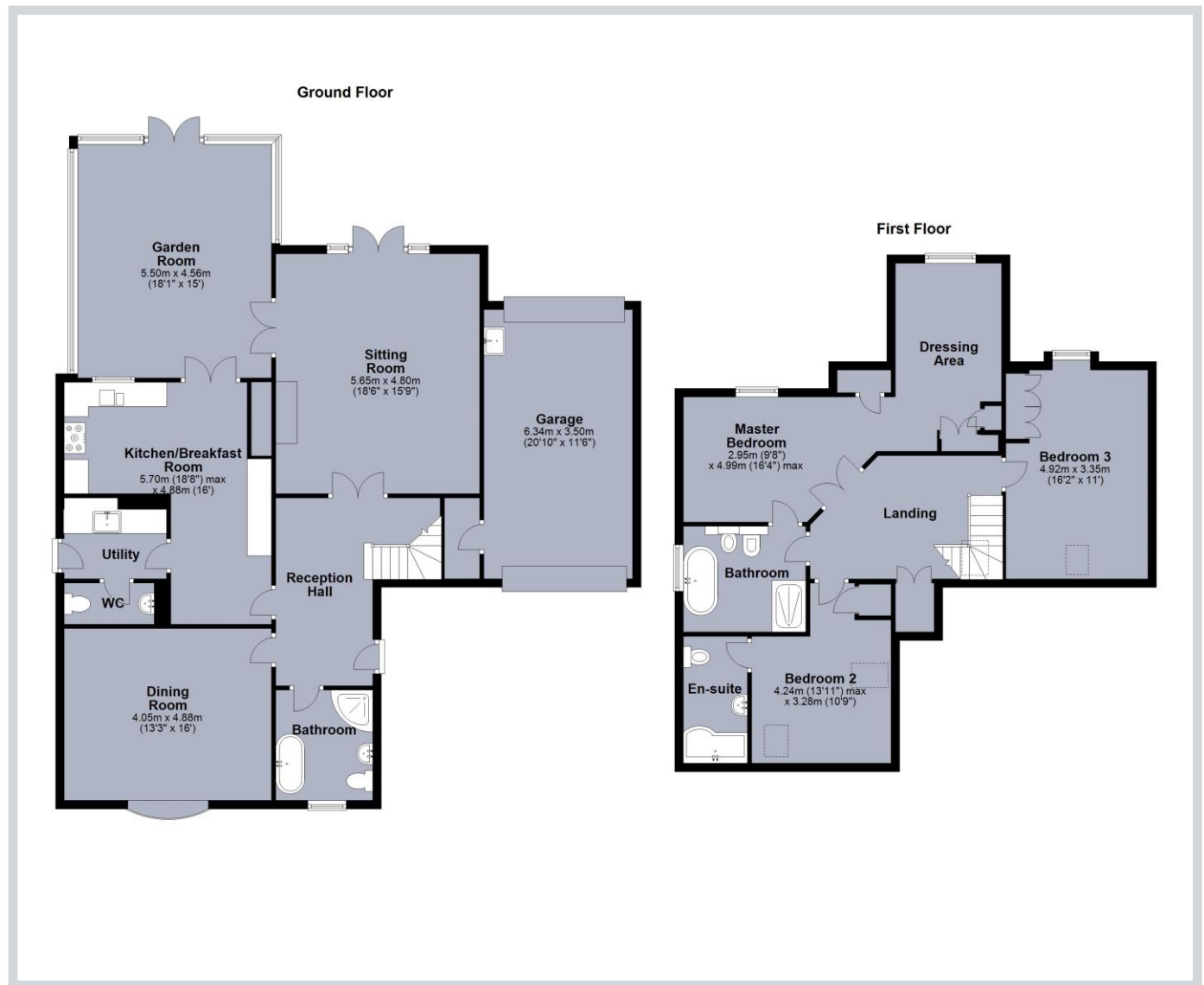
Band - F



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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.



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