



Sinclair

41 Hemlock Road, Ravenstone, Leicestershire, LE67 3NZ

£395,000

01530 838338 [sinclairstateagents.co.uk](http://sinclairstateagents.co.uk)

## Property at a glance

- Four Bedroom Detached
- En-Suite Shower Room
- Detached Garage
- Council Tax Band\*: E
- Ex Show House
- 18'3" Kitchen Diner
- Sought After Location
- Price: £395,000

## Overview

THIS FOUR BEDROOM DETACHED FAMILY HOME ON A CORNER PLOT comes to the market as the ex show home and features a wealth of internal accommodation. In brief the property enjoys two reception rooms, a guest cloakroom, 18'3" kitchen diner and utility room to the ground floor, stairs rising to the first floor giving way to four double bedrooms including the master suite and four piece family bathroom. Externally the property features a private rear garden with a larger than average detached garage and occupies a corner plot. EPC RATING B.

## Location\*\*

Ravenstone is a small rural village with a population of 2149 and is situated within the National Forest. The centre of the village was designated a Conservation Area in 1973. It has a post office, shop, primary school, church and Public house. Archeological excavations carried out in 1981 to the south of the present village revealed the site of a Romano-British settlement. This area has since been returned to open fields and is now known as the Sence Valley Forest Park located between Ravenstone and Ibstock providing countryside walks and fishing lake. Nearest Airport: East Midlands (13.2 miles) Nearest Train Station: Loughborough (12.2 miles) Nearest Town: Coalville (2.1 miles) Nearest Motorway Access: M1 (J22) A/M42 (J13).



\*\* Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

### Ground Floor

Approx. 66.9 sq. metres (719.7 sq. feet)



### First Floor

Approx. 66.9 sq. metres (719.7 sq. feet)



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## GROUND FLOOR

### Entrance Hall

Entered through a composite front door with adjacent uPVC double glazed window and having an inset foot well with stairs rising to the first floor and additional under stair storage.

### Guest Cloakroom

Comprises: a low level push button WC with pedestal wash hand basin, monobloc mixer tap and tiled splash backs. Timber effect vinyl flooring and extractor fan.

### Lounge

10'5" x 20'5" (3.18m x 6.22m)

Enjoying a dual aspect with uPVC double glazed window to the front elevation and uPVC french doors accessing the private rear garden.

### Snug

11'6" x 10'8" (3.51m x 3.25m)

Benefitting from dual aspect with uPVC double glazed windows to the front and side elevations.

### Kitchen/Diner

18'3" x 11'1" (5.56m x 3.38m)

Inclusive of a modern range of wall and base units with complementary work surfaces, a one and a half bowl sink and drainer unit with mixer tap over, a six ring gas hob, splash screen and extractor hood over. The kitchen also benefits from an integrated electric double oven / grill, dishwasher, fridge and freezer. Other benefits include timber effect Amtico LVT flooring, a uPVC double glazed window to the rear elevation, uPVC double glazed french doors accessing the rear garden and an open access in to the utility room.

### Utility Room

7'0" x 5'0" (2.13m x 1.52m)

Access from the kitchen and enjoying continued timber effect Amtico LVT flooring, wall and base units, a sink and drainer, space and plumbing for appliances and extractor fan, uPVC double glazed window to the side elevation and gas fired central heating boiler.

## FIRST FLOOR

### Galleried Landing

Landing gives way to the entire first floor accommodation and comprise a uPVC double glazed window to the front elevation, airing cupboard housing the hot water cylinder and loft hatch.

### Bedroom One

11'4" x 11'5" (3.45m x 3.48m)

Enjoying a walk in wardrobe with clothes rail and a further uPVC double glazed window to the front elevation.

### En-Suite

6'8" x 4'7" (2.03m x 1.40m)

This three piece white suite comprises: a low level push button WC, pedestal wash hand basin with monobloc mixer tap, double shower enclosure with thermostatic bar mixer tap, part tiled walls, timber effect vinyl flooring and inset downlights. Additional benefits include a heated towel rail, extractor fan, shaver point and opaque double glazed window to the side elevation.

### Bedroom Two

10'8" x 10'5" (3.25m x 3.18m)

uPVC double glazed window to the front elevation.

### Bedroom Three

10'7" x 10' (3.23m x 3.05m)

Enjoying a double fitted wardrobe and uPVC double glazed window to the rear elevation.

### Bedroom Four

8'6" x 10'4" (2.59m x 3.15m)

uPVC double glazed window to the rear elevation.

### Family Bathroom

9'3" x 6'9" (2.82m x 2.06m )

This four piece white suite comprises: low level push button WC, pedestal wash hand basin with monobloc mixer tap, panel bath with thermostatic mixer shower tap, double shower enclosure, partly tiled walls, timber effect vinyl flooring, extractor fan, inset downlights and an opaque uPVC double glazed window to the rear elevation.

## OUTSIDE

### Private Rear Garden

A paved patio area gives way to a well maintained lawn with flower beds and rear gated access whilst being surround by part timber close board panelling and brick wall.

### Front Garden

A well maintained lawn and landscaped borders partitioned by a paved walk way accessing the front door beneath a canopy porch.

### Detached Garage

8'11" x 18'3" (2.72m x 5.56m)

Being larger than average and having roof storage, Velux windows and up and over front door, light and power and solar panels on the roof. There is also a driveway to the garage providing off road parking.



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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>88</b>	<b>89</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

### Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

### Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

\* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

\*\* All distances have been taken from Google maps and must be taken as approximate.

### Photographs

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### Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

### Tenure

We are advised by the vendor(s) that the premises are Freehold

# Sinclair

## Thinking of Selling?

For a free valuation of your property with no obligation  
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