



Sinclair

29 Hemlock Road, Ravenstone, Leicestershire, LE67 3NZ

£299,950

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

## Property at a glance

- Four Bed Detached House
- Ground Floor WC
- Open Plan Kitchen Diner
- Council Tax Band\*: C
- Integrated Garage
- En-suite Shower room
- Ample off Road Parking
- Price: £299,950

## Overview

This FOUR BED DETACHED FAMILY HOME benefits from an integrated garage, en-suite shower room to the main bedroom and an open plan kitchen/diner. In brief the property comprises a ground floor WC with lounge and kitchen/diner respectively whilst stairs rising to the first floor gives way to the family bathroom and four good sized bedrooms including en-suite shower room. Externally the property features a rear garden with a host of exotic plants and shrubs with garage and well maintained frontage able to accommodate off road parking for multiple vehicles. 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).

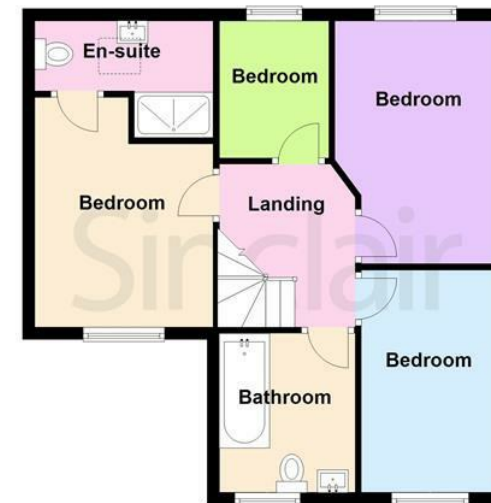


\*\* Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

Ground Floor



First Floor



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## Detailed Accommodation

### GROUND FLOOR

#### Entrance Hall

Entered through a composite front door with adjacent opaque double glazed window and having an inset footwell with uPVC double glazed window to side.

#### Guest Cloakroom

Comprising a low level push button WC, pedestal wash hand basin with mono block mixer tap having tiled splashbacks and extractor fan and ceramic tiled flooring.

#### Lounge

10'9" x 14'2" (3.28m x 4.32m)

Enjoying a uPVC double glazed window to front with stairs rising to the first floor and granting access to under stairs storage.

#### Kitchen Diner

15'0" x 10'9" (4.57m x 3.28m)

Inclusive of a modern range of wall and base units with rolled edge worksurfaces, a one and a half bowl sink and drainer unit, four ring gas hob with splash screen and extractor hood over with integrated fridge/freezer and space and plumbing for appliances. Also enjoying the benefits of tile effect vinyl flooring, a uPVC framed set of french doors accessing the private rear garden with further uPVC window to rear and having the gas fired central heating boiler.

### FIRST FLOOR

#### Landing

Stairs ascending first floor landing grant access to four bedrooms and comprise a loft hatch.

#### Family Bathroom

7'3" x 6'9" (2.21m x 2.06m)

This three piece white suite comprises a low level push button WC, pedestal wash hand basin with mono block mixer tap with tiled splashbacks, panel bath having tiled splash screen and thermostatic mixer shower tap attachment. Also featuring ceramic tiled flooring, an extractor fan, a shaver point and opaque uPVC double glazed window to front.

#### Bedroom One

9'5" x 9'0" (2.87m x 2.74m)

Having uPVC double glazed window to front.

#### En-Suite

9'6" x 3'9" (2.90m x 1.14m)

This three piece white suite comprises low level push button WC, pedestal wash hand basin with mono block mixer tap, having tiled splashbacks, double shower enclosure and thermostatic bar mixer tap with ceramic tiled flooring, shaver point, timber framed double glazed Velux window to rear and extractor fan.

#### Bedroom Two

9'1" x 14'5" (2.77m x 4.39m)

Having uPVC double glazed window to rear.

#### Bedroom Three

7'4" x 8'9" (2.24m x 2.67m)

Having uPVC double glazed window to front.

#### Bedroom Four

5'6" x 7'8" (1.68m x 2.34m)

Having uPVC double glazed window to rear.

### OUTSIDE

#### Private Rear Garden

A paved patio area facilitated by a water point and surrounded by timber closed board fence panelling gives way to a well maintained lawn surrounded by mature trees and shrubs with part planted borders and wall lighting.

#### Garage

9'7" x 16'7" (2.92m x 5.05m)

Entered via an electric roller front door and having both light and power with uPVC double glazed window to rear and uPVC framed personnel door to rear.

#### Front

A paved walkway beyond a personnel gate bisects a well maintained lawn and tandem tarmac driveway which in turn offers off road parking for multiple vehicles and gives way to a path which in turn grants access to the front door.



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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>86</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>		
Not energy efficient - higher running costs		
<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

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## Thinking of Selling?

For a free valuation of your property with no obligation  
call Sinclair on 01530 838338



**Sinclair**

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