



Sinclair

57 Church Lane, Ravenstone, Leicestershire, LE67 2AF

01530 838338 sinclairstateagents.co.uk

Offers In Excess Of
£285,000

Property at a glance

- Three Storeys
- Re-Fitted Kitchen
- Private Rear Garden
- Council Tax Band*: A
- Characterful Cottage
- Modern Shower Room
- Huge Potential Off-Road Parking
- Price: £285,000

Overview

Discover this CHARACTERFUL VILLAGE COTTAGE, exuding timeless charm and surrounded by picturesque views. Offering OFF-ROAD PARKING and set across THREE STOREYS, this delightful home offers a warm and inviting atmosphere with rustic features and original wooden beams. The lower ground floor welcomes you with a cosy family room and the kitchen which boasts a country charm. To the ground floor are two reception rooms and on the first floor, two spacious bedrooms, along with a stunning shower room. Outside, a private garden invites you to enjoy nature's beauty and a wonderful summer house. Embrace the quintessential countryside lifestyle in this character-filled cottage, blending historic allure and modern comforts. EPC RATING E.

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.



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Detailed Accommodation

LOWER GROUND FLOOR

Hall

Entered through a uPVC door, having adjacent uPVC double glazed windows to rear, an opening to the family room and further timber framed stable door with cast iron lift hatch handle accessing the ground floor dining room.

Family Room

14'8" x 12'5" (4.47m x 3.78m)

Having inset down lights, exposed timber beams with further wall lighting, a uPVC double glazed door accessing the rear garden flanked by uPVC double glazed windows to either side and opening into breakfast kitchen.

Breakfast Kitchen

12'3" x 14'5" (3.73m x 4.39m)

Inclusive of a modern range of wall and base units with complementary polished granite work surfaces, an island unit with further space and plumbing for appliances including a recess to accommodate an American style fridge freezer and having a six ring gas range with tiled splash backs and extractor hood over. Also featuring a porcelain Belfast sink with flexi hose mixer tap, uPVC double glazed window to rear, ceramic tiled flooring and inset down lights.

WC

A low level push button w.c sits opposite a wall mounted wash hand basin with mono bloc mixer tap, having inset down lights, extractor fan and an opaque uPVC double glazed window to rear.

GROUND FLOOR

Dining Room

15'0" x 12'8" (4.57m x 3.86m)

Having uPVC front door, wall lighting with inset foot well, exposed timber beams and benefiting from a dual aspect with uPVC double glazed windows to front and rear.

Lounge

15'2" x 13'1" (4.62m x 3.99m)

Having uPVC double glazed window to front with further uPVC double glazed windows to

rear, having stairs rising to the first floor, wall lighting, exposed timber beams and Elgin & Hall prism fireplace.

FIRST FLOOR

Landing

Stairs rising to the first floor landing give way to two double bedrooms and the shower room and comprise: two loft hatches and further uPVC double glazed window to rear.

Bedroom One

12'0" x 13'1" (3.66m x 3.99m)

Enjoying a dual aspect with uPVC double glazed windows to front and rear, dado rail and having access to over stairs storage.

Bedroom Two

7'0" x 15'2" (2.13m x 4.62m)

Having dado rail and uPVC double glazed window to front.

Shower Room

4'7" x 7'8" (1.40m x 2.34m)

This three piece white suite comprises a low level push button w.c, oversized vanity wash hand basin with mono bloc mixer tap with smart mirror over head, also enjoying led plinth lighting and a further walk in shower enclosure with Mira power waterfall shower surrounded by black marble effect splash back panelling. Also having partly tiled walls, inset down lights controlled by motion, opaque uPVC double glazed window to rear, and airing cupboard housing the gas fired central heating boiler.

OUTSIDE

Rear Garden

Accessed via a shared driveway for vehicular access and having a block paved path bisecting a well maintained lawn accessing the rear garden surrounded by a host of mature shrubs with slate shingle edging, raised timber sleeper flowerbeds adjacent to a timber shed and further summer house, which in turn measures 15'8" x 12'5" and enjoys both light and power.



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Energy Efficiency Rating

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

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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



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