



Sinclair

11 Woodstone Lane, Ravenstone, Leicestershire, LE67 2DT

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Offers In Excess Of
£440,000

Property at a glance

- WOW Factor
- Detached Family Home
- Modern Throughout
- Council Tax Band*: E
- Four Double Bedrooms
- Corner Plot
- Landscaped Rear Garden
- Price: £440,000

Overview

WOW FACTOR GUARANTEED This FOUR BEDROOM DETACHED FAMILY HOME comes to the market featuring a super 26'2" kitchen/diner with a further 17'2" lounge and study to the ground floor whist also complimented by a utility room. Stairs rising to the first floor give way to four double bedrooms including the en-suite shower room and family bathroom respectively and externally the property features a detached garage, a landscaped, low maintenance rear garden situated on 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.

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GROUND FLOOR

Entrance Hall

Entered through a composite front door with inset opaque double glazed panel, having timber effect ceramic tile flooring, stairs rising to the first floor and granting access to the entire ground floor accommodation.

Study

6'7" x 6'7" (2.01m x 2.01m)

Enjoying timber effect laminate flooring, a uPVC double glazed window to front with fitted storage cupboards.

Lounge

10'9" x 17'2" (3.28m x 5.23m)

Enjoying a uPVC double glazed window to front with two further uPVC double glazed windows to side elevation, having recess shelving and opening into the kitchen/diner.

Kitchen/Diner

26'2" x 10'3" (widening to 15'6") (7.98m x 3.12m (widening to 4.72m))

Inclusive of a modern range of wall and base units with polished quartz effect work surfaces, a one and half bowl sink/drain unit with swan neck instant hot water tap, a four ring induction hob with tile splashbacks, two electric oven and grill with an additional integrated fridge/freezer and dishwasher respectively. Finished in ceramic tile flooring and having inset downlights, a log burner, uPVC framed French doors flanked by uPVC double glazed window to either side accessing the rear garden and also giving way to the utility room.

Utility Room

8'7" x 3'7" (to fitted storage) (2.62m x 1.09m (to fitted storage))

Enjoying a range of fitted high gloss cupboards with space and plumbing for multiple appliances and having timber effect laminate flooring, inset downlights, a composite framed side door accessing the rear garden and inset footwell.

FIRST FLOOR

Galleried Landing

Stairs ascending the galleried landing give way to four good sized bedrooms including the en-suite shower room and family bathroom respectively and comprise an airing cupboard housing the hot water cylinder, inset downlights and uPVC double glazed window to front.

Bedroom One

10'9" x 10'1" (3.28m x 3.07m)

Having uPVC double glazed bow window to front.

En-Suite Bathroom

5'6" x 11'0" (1.68m x 3.35m)

This four piece white suite comprises a low level push button dual flush WC, wall mounted wash hand basin with monobloc mixer tap, a walk in shower enclosure having thermostatic waterfall mixer tap and an additional free standing bath with swan neck mixer tap. Ceramic tile flooring adorns the en-suite with part tile walls and facilitated by inset downlights, an extractor fan, a shaver point, a chrome heated towel rail and an opaque uPVC double glazed window to side.

Bedroom Two

8'8" x 11'8" (maximum) (2.64m x 3.56m (maximum))

Having uPVC double glazed window to rear and timber effect laminate flooring.

Bedroom Three

8'7" x 11'3" (2.62m x 3.43m)

Having timber effect laminate flooring and a uPVC double glazed window to front.

Bedroom Four/Playroom

8'6" x 10'7" (2.59m x 3.23m)

Comprising a loft hatch (having a loft ladder and partly boarded), timber effect laminate flooring, a range of sliding wardrobes and uPVC double glazed window to rear.

Family Shower Room

8'7" x 6'4" (2.62m x 1.93m)

This three piece white suite comprises a low level, push button, dual flush WC, walk-in double shower enclosure with metro tile splashbacks and thermostatic waterfall mixer tap, a vanity wash hand basin with monobloc mixer tap, chrome heated towel rail, ceramic tile flooring, shaver point, inset downlights and opaque uPVC double glazed window to rear.

OUTSIDE

Private Rear Garden

Entered by side gated access and comprising a block paved patio area, surrounded by timber closed board fence panelling with further privet hedges, facilitated by a water point and a slate flagstone patio area sitting adjacent to an area of raised timber decking beneath a timber framed pergola. The garden also enjoys raised block edged flower beds, a converted shed into a now chicken coup, wall lighting and the all important Pizza Oven!

Front

A tandem tarmacadam driveway offers off road parking for multiple vehicles and sits adjacent to an area of stone shingling bisected by a paved walkway accessing the front door beneath a canopy porch whilst the side of the property enjoys privet hedging surrounding a well maintained lawn hedged with wrought iron railings.

Garage

9'8" x 19'6" (2.95m x 5.94m)

Entered via an up and over front door with a composite side door accessing the rear garden and having both light and power.



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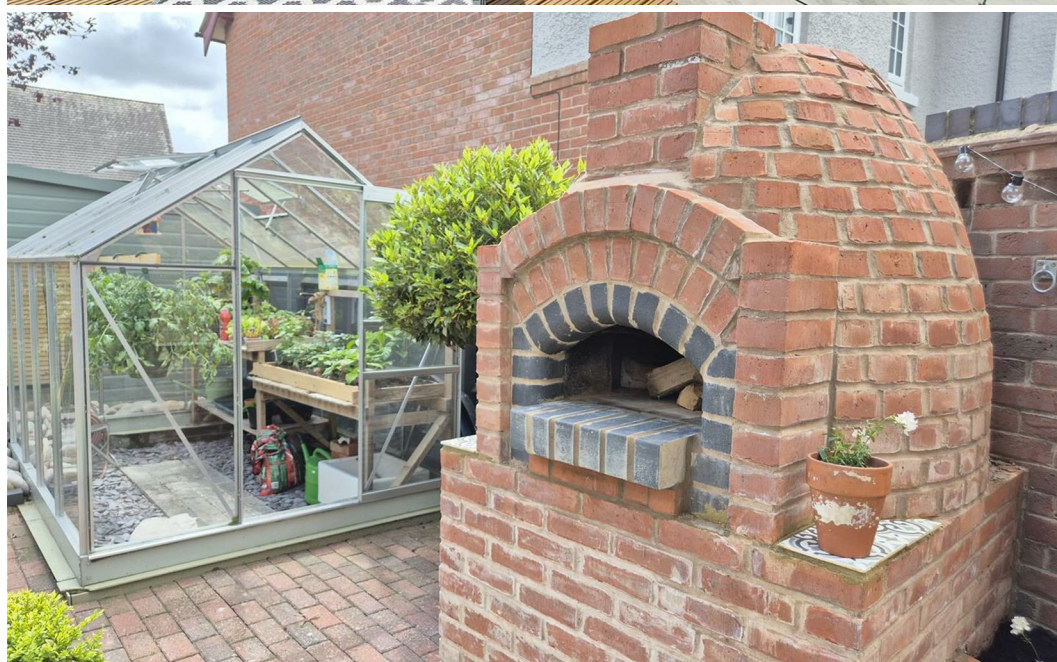
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(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?
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call Sinclair on 01530 838338



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