



# Sinclair

4 St. Michaels Drive, Ravenstone, Leicestershire, LE67 2JA

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

Offers In Excess Of  
£390,000

## Property at a glance

- Four Bedroom Detached
- Cul-De-Sac
- L Shaped Lounge/Diner
- Council Tax Band\*: E
- Double Garage
- Sought After Location
- Four Piece Bathroom Suite
- Price: £390,000

## Overview

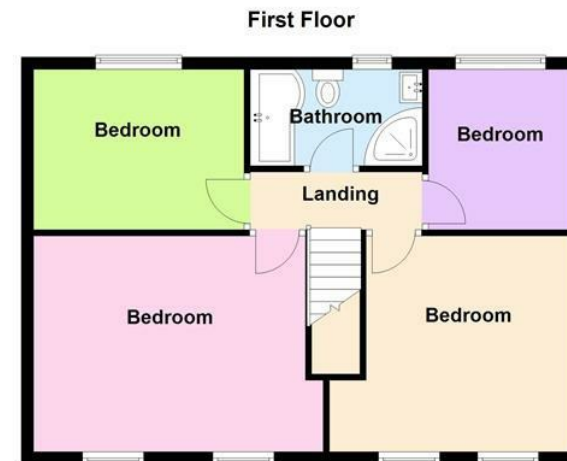
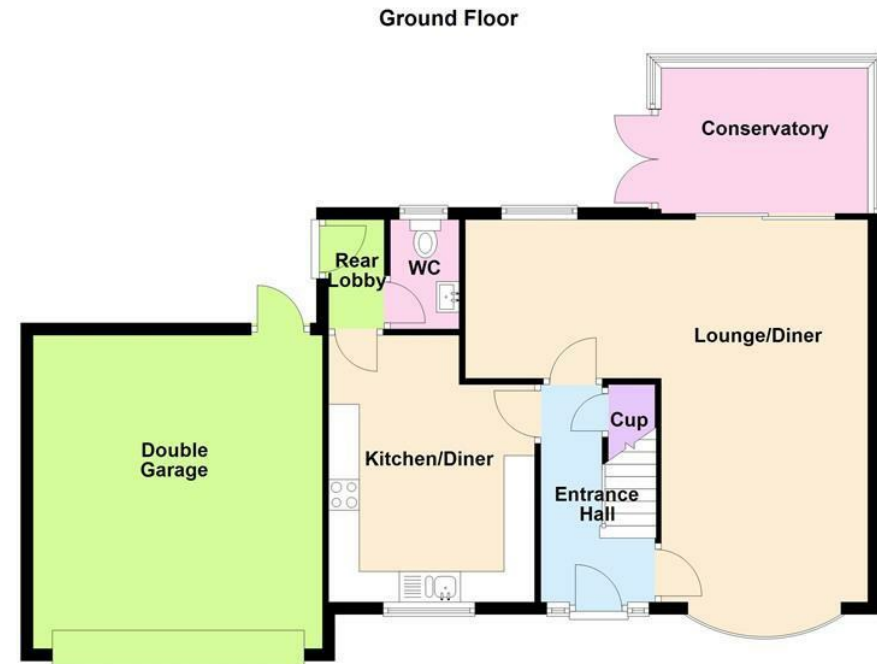
This FOUR BEDROOM DETACHED FAMILY HOME comes to the market offering a DOUBLE GARAGE, an L shaped lounge/diner, modern Wren kitchen, conservatory, ground floor WC, stairs rising to the first floor giving way to FOUR good sized bedrooms and a four piece bathroom suite. Externally the home enjoys a sunny aspect rear garden and ample frontage able to accommodate multiple off-road vehicles. EPC RATING C.

## 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 which in turn is flanked by further opaque uPVC double glazed windows to either side and comprising of timber effect herringbone vinyl flooring, access to understairs storage and oak balustrade stairs accessing the first floor.

### L Shaped Lounge/Diner

21'7" (max) x 24'0" (max) (6.58m (max) x 7.32m (max))

Having timber effect LTV flooring, a uPVC double glazed bay window to the front, Adam style electric fireplace, coving and uPVC double glazed window to the rear.

### Conservatory

11'7" x 7'9" (3.53m x 2.36m)

Being of uPVC double glazed construction and having uPVC framed French doors accessing the private rear garden.

### Wren Kitchen

11'1" x 14'0" (3.38m x 4.27m)

Inclusive of a modern range of wall and base units, a one and half bowl sink and drainer unit with swan neck mixer tap, four ring induction hob with splash screen and extractor hood over, an electric oven/grill, integrated dishwasher and having both space and plumbing for appliances. The kitchen enjoys continued flooring from the entrance hall and benefits from extractor fan, inset downlights, coving and a stylish column radiator.

### Rear Lobby

With continued flooring from the kitchen the rear lobby gives way to the private rear garden via a composite side door with inset opaque double glazed panelling and WC respectively whilst also offering coving.

### WC

Comprising a low level, push button WC, vanity wash hand basin with monobloc mixer tap, part tiled walls, coving, opaque uPVC double glazed window to the rear and continued flooring from the rear lobby.

## FIRST FLOOR

### Landing

Stairs rising to the first floor landing gives way to four good sized bedrooms and the family bathroom and comprises of a loft hatch.

### Bedroom One

14'5" x 11'8" (4.39m x 3.56m)

Enjoying two uPVC double glazed windows to the front.

### Bedroom Two

11'3" x 8'5" (3.43m x 2.57m)

Having uPVC double glazed window to the rear.

### Bedroom Three

13'1" x 11'7" (3.99m x 3.53m)

Having two uPVC double glazed windows to the front, coving and inset downlights.

### Bedroom Four

7'9" x 8'6" (2.36m x 2.59m)

Having uPVC double glazed window to the rear, coving, inset downlights and fitted ceiling speakers.

### Family Bathroom

9'10" x 9'4" (3.00m x 2.84m)

This four piece suite comprises a low level, push button WC, vanity wash hand basin with monobloc mixer tap, panelled bath with splash screen and thermostatic shower over, a separate corner shower enclosure with waterfall mixer shower tap, having ceramic tiled walls, timber effect vinyl flooring, a shaver point, chrome heated towel rail and an opaque uPVC double glazed window to the rear.

## OUTSIDE

### Private Rear Garden

A well maintained lawn is surrounded by timber closed board fence panelling and gives way to a block paved patio/seating area with both pebble and planted borders.

### Double Garage

15'6" x 16'0" (4.72m x 4.88m)

Entered via an 'up and over' door to the front with further timber framed personnel door to the rear and enjoying both light, power and the gas fired central heating boiler.

### Front

A lawn sits adjacent to a paved walkway which in turn accesses the front door with stone shingled edging, with further block paving accessing the private rear garden. The frontage also comprises a tarmac driveway facilitated access to the garage and offering off-road parking for multiple vehicles.

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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>83</b>
(69-80) <b>C</b>	<b>73</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	

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## Fixture & Fittings

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

## Special Note To Buyers

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\* 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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