

The Sinclair logo is a dark blue rectangle with the word "Sinclair" in white, sans-serif font.

Orchard View, 16 Church Lane, Ravenstone, Leicestershire, LE67 2AE

£197,500

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

## Property at a glance

- Landscaped Garden
- Spacious Lounge, Feature Inglenook
- First Floor Bathroom
- Council Tax Band\*: A
- Two Double Bedrooms
- Fitted Breakfast Kitchen
- Character Throughout
- Price: £197,500

## Overview

\*\* THIS EXTENDED COTTAGE REPLEAT WITH CHARACTER WITH GOOD SIZED SUNNY ASPECT GARDEN, SPACIOUS LOUNGE WITH INGLENOOK AND BEAMED CEILING, CONTEMPORARY FITTED BREAKFAST KITCHEN AND FIRST FLOOR BATHROOM.. \*\* SINCLAIR ESTATE AGENTS are pleased to offer this delightful cottage situated in the conservation village of Ravenstone and providing an attractive range of accommodation for which an internal inspection is highly recommended. It comprises lounge/diner with beamed ceiling and inglenook recess, fitted breakfast kitchen on the ground floor whilst the first floor provides two double bedrooms and modern bathroom suite. Externally, the cottage enjoys a landscaped rear garden with sunny aspect. EPC RATING AWAITED.

## Location\*\*

Ravenstone is a sought after village situated within the National Forest between Coalville and Ashby-de-la-Zouch. The centre of the village is designated as a Conservation Area and there is a post office, shop, primary school, church and public house. There are many countryside walks close by and a short distance out of the village between Ravenstone and Ibstock is the Sence Valley Forest Park. Ravenstone is also ideally placed for the A/M42 and M1 motorways together with the cities of Leicester, Derby, Nottingham, Birmingham and Coventry.



\*\* 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

#### Lounge/Diner

11'7" widening to 15'10" x 16'8" (3.53m widening to 4.83m x 5.08m)

Approached through a uPVC double glazed front door and having uPVC double glazed windows to front and rear, beams to ceiling, inglenook style recess incorporating feature open fireplace, radiator, wall light points. timber effect laminate flooring and cupboard beneath staircase.

#### Fitted Breakfast Kitchen

10'4" x 9'6" (3.15m x 2.90m)

Inclusive of the attractive modern range of base and wall cupboards, built in oven, four ring gas hob, filtration hood, washing machine, fridge, sink unit, ceramic tiled floor, radiator, wall mounted gas fired combination boiler, uPVC double glazed window and uPVC double glazed French window to garden.

### FIRST FLOOR

#### Landing

With open balustrades and full height cupboard. There is also space for a desk.

#### Bedroom

9'8" x 13'1" widening to 16'5" (2.95m x 3.99m widening to 5.00m)

With uPVC double glazed window to front, fitted double wardrobe and radiator.

#### Bedroom

9'7" x 9'8" widening 13'6" (2.92m x 2.95m widening 4.11m)

With uPVC double glazed window to rear and radiator.

#### Bathroom

With white suite having chrome finished fittings comprising corner bath with shower over and side screen, pedestal wash hand basin, tiled splashbacks, low level wc, radiator, extractor fan and uPVC double glazed window.

### OUTSIDE

#### Rear Garden

Enjoying a sunny aspect, the rear garden benefits from an Indian Flagg paved patio area facilitated by a water point and edged with slate shingling which gives way to a raised lawn with a timber sleeper partition, side gated access, a garden shed and hosting a range of shrubs.

#### Note to purchasers

We are advised that the number 18 Church Lane has pedestrian right of access over the Indian Flagg paved patio section of the rear garden.



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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</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>		
<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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