

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

£197,500

01530 838338 sinclairestateagents.co.uk

Property at a glance

· Landscaped Garden

• Two Double Bedrooms

· Spacious Lounge, Feature Inglenook · Fitted Breakfast Kitchen

· First Floor Bathroom

· Character Throughout

· Council Tax Band*: A

• 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



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.













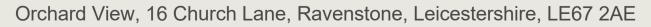


























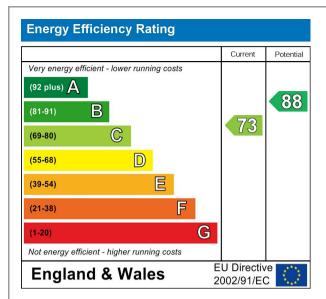












These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this 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 quarantee 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

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

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.

Referral Fee Disclosure

A client may wish to instruct us about a related service. Sinclair does offer such services to purchasers and sellers including the following; the provision of financial services, surveyors and solicitors. Where this occurs, Sinclair or its employees may receive a fee. Any commission or other income earned by Sinclair while carrying out our duties as agent for sale of the property, for example by, will be retained by Sinclair. Full details can be found at www.sinclairestateagents.co.uk/referral-fee-disclosure



Thinking of Selling?

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









3 Belvoir Road, Coalville, Leicestershire, LE67 3PD Tel: 01530 838338

Email: coalville@sinclairestateagents.co.uk