



# Sinclair

32 Jennys Lane, Ravenstone, Leicestershire, LE67 2AP

£240,000

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



## Property at a glance

- Three Double Bedrooms
- Living Room & Sitting Room
- Driveway & Gardens
- Council Tax Band\*: B
- Contemporary Bathroom
- Open Plan Kitchen/Diner
- No Upward Chain
- Price: £240,000

## Overview

A much improved THREE DOUBLE BEDROOM semi detached home offering NO UPWARD CHAIN and on the outskirts of Ravenstone village whereby an internal inspection is essential in order to appreciate the spacious extended and contemporary accommodation throughout this ideal family home. The accommodation comprises; entrance hall with separate living room and open plan kitchen/diner along with extended sitting room and ground floor WC. Stairs then rise to the first floor offering two double bedrooms and a contemporary three piece family bathroom suite with a further staircase rising to an attic bedroom. Externally, the property continues to impress with a sizeable garden to rear along with front garden and driveway parking for multiple vehicles. Additional benefits include double glazing and gas central heating. EPC RATING D.

## 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.



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## Detailed Accommodation

### GROUND FLOOR

#### Entrance Hall

Has uPVC double glazed front access door, radiator and stairs rising to the first floor. Access through to the living room.

#### Living Room

12'8" x 13'8" (3.86m x 4.17m)

Having double glazed bay fronted window with fitted Venetian blind along with exposed floor boards, ceiling coving and wall mounted lights.

#### Dining Kitchen

10'5" x 17'2" (3.18m x 5.23m)

Having a range of modern wall and base units with ceramic one-and-a-half bowl sink and drainer with mixer tap, free standing double oven and grill with four ring hob and extractor hood, space for fridge/freezer, integrated washer/dryer, radiator, tiled flooring and splashback with double glazed window, ceiling coving and access to understairs storage. Being open plan into the extended sitting room.

#### Extended Sitting Room

18'0" x 9'6" (5.49m x 2.90m)

Having dual aspect double glazed window along with double glazed side access door to garden, tiled flooring, inset down lights, radiator and access to PANTRY along with WC.

#### Cloakroom/WC

Is fitted with low level WC, tiled flooring and extractor fan.

### FIRST FLOOR

#### Landing

Stairs rising to the first floor landing.

#### Bedroom

11'0" x 10'5" (3.35m x 3.18m)

Having double glazed window, radiator and ceiling coving.

#### Bedroom

10'6" x 10'3" (3.20m x 3.12m)

Having double glazed window, radiator, timber effect laminate flooring and ceiling coving.

#### Family Bathroom

Is fitted with a three piece white suite having panelled bath with shower over, low level WC and pedestal wash hand basin, double glazed opaque window with fitted Venetian blind, feature radiator, part tiled walls and coving.

### SECOND FLOOR

#### Attic Bedroom

10'0" x 16'0" (3.05m x 4.88m)

Stairs then rise to the attic bedroom which has dual aspect double glazed Velux windows, radiator, eaves storage, ceiling spotlights and TV point.

### OUTSIDE

#### Rear Garden

The rear garden is sizeable and offers a combination of paved patios whilst being laid to lawn with picket fencing and further gravelled area, garden shed, outside light and water point all within an enclosed fenced boundary with side gated access.

#### Front Garden

The front garden is gravelled with hedgerow frontage and planted shrubs.

#### Driveway

The tarmacadam driveway provides off road parking for multiple vehicles.

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>67</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.

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