



Sinclair

69 Coalville Lane, Ravenstone, Leicestershire, LE67 2LR

£220,000

01530 838338 sinclairestateagents.co.uk

Property at a glance

- Extended
- Semi-Detached House
- Utility Room
- Council Tax Band*: B
- Three Bedrooms
- Kitchen/Diner
- Conservatory
- Price: £220,000

Overview

This THREE BEDROOM SEMI DETACHED FAMILY HOME comes to the market occupying a favourable position within the popular commuter village of Ravenstone and in brief comprises entrance hall, lounge, kitchen/diner, conservatory, utility room, ground floor w.c, and garage/store to the ground floor with stairs rising to the first floor landing giving way to three bedrooms and the family bathroom. Externally, the property benefits from a private garden to rear and an expansive frontage able to accommodate multiple vehicles. Early viewings come highly advised in order to avoid disappointment. 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).

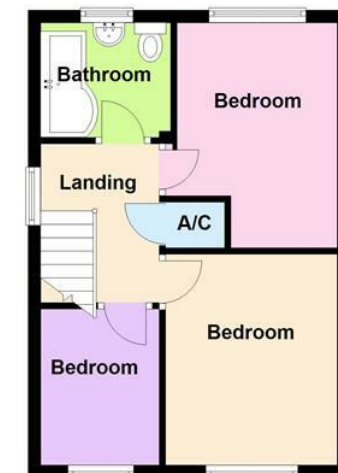


** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

Ground Floor



First Floor



69 Coalville Lane, Ravenstone, Leicestershire, LE67 2LR

Sinclair

Detailed Accommodation

GROUND FLOOR

Entrance Hall

Entered through a composite front door giving way to both the lounge and first floor via a set of stairs and finished in solid timber flooring.

Lounge

12'1" x 12'6" (3.68m x 3.81m)

Enjoying a uPVC double glazed bow window to front, solid timber flooring and an Adam style fireplace with gas inset living flame on a granite effect surround/hearth.

Kitchen/Diner

15'6" x 9'7" (4.72m x 2.92m)

Inclusive of a range of wall and base units with complimentary butchers block work surfaces, a porcelain Belfast sink with swan neck mixer tap, four ring gas hob with extractor fan over, tiled splashbacks and electric oven/grill, space and plumbing for appliances, ceramic tiled flooring and access to under stairs storage and having uPVC double glazed window to rear.

Conservatory

9" x 12'6" (2.74m x 3.81m)

Accessible via the kitchen/diner via a set of aluminium framed patio doors. The conservatory benefits from a bungalow style roof, wall lighting, ceramic tiled flooring and a uPVC double glazed French doors accessing the private rear garden.

Utility Room

8'5" x 6" (2.57m x 1.83m)

Enjoying space and plumbing for appliances, a uPVC double glazed door accessing the private rear garden and having tile effect vinyl flooring.

Ground Floor WC

Comprising a low level push button w.c, wall mounted wash hand basin with tiled walls and flooring and having an opaque uPVC double glazed window to rear.

Garage/Store

7'11" x 9'3" (2.41m x 2.82m)

Benefitting from an up and over door to front, door accessing the utility room and having both light and power.

FIRST FLOOR

Landing

Stairs rising to the first floor landing give way to three good sized bedrooms and the family bathroom and comprise an airing cupboard and uPVC double glazed window to side.

Family Bathroom

6'7" x 6" (2.01m x 1.83m)

This three piece suite comprises a low level push button w.c, pedestal wash hand basin with monobloc mixer tap, panel bath with splash screen and thermostatic mixer hose attachment, ceramic tiled walls and flooring, inset downlights, heated chrome rail and an opaque uPVC double glazed window to rear.

Bedroom One

9'5" x 10'9" (2.87m x 3.28m)

Having uPVC double glazed window to front.

Bedroom Two

8'5" x 11'4" (2.57m x 3.45m)

Having uPVC double glazed window to rear.

Bedroom Three

5'8" x 8'2" (1.73m x 2.49m)

Having uPVC double glazed window to front.

OUTSIDE

Private Rear Garden

A paved patio area facilitated by a water point and giving way to a well maintained lawn edged with bark chip and being surrounded by timber close board fence panelling.

Front

A tarmac driveway offers off road parking for multiple vehicles and is partly edged with privet hedging, slate shingling and enjoys raised timber sleepers and a raised potting area complimented by additional slate shingling. The driveway in turn provides access to the front door beneath a canopy porch.



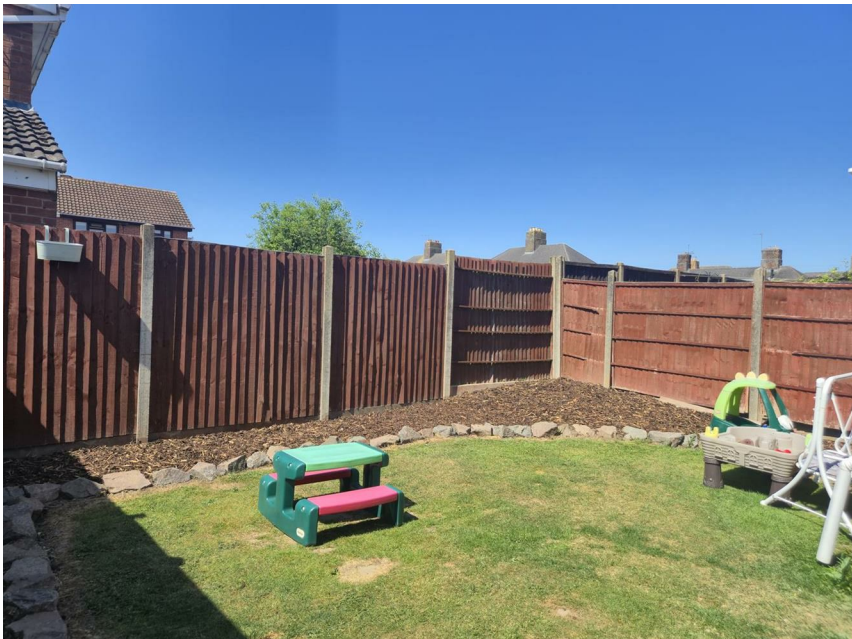
69 Coalville Lane, Ravenstone, Leicestershire, LE67 2LR

Sinclair



69 Coalville Lane, Ravenstone, Leicestershire, LE67 2LR


Sinclair



69 Coalville Lane, Ravenstone, Leicestershire, LE67 2LR

Sinclair

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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

** 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

Sinclair

Thinking of Selling?

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



Sinclair Estate Agents Ltd Registered Office: Eltham House, 6 Forest Road, Loughborough, Leicestershire, LE11 3NP.
Registration Number: 5459388. Sinclair Estate Agents are members of the TPO scheme and subscribe to the TPO code of practice.

Sinclair

3 Belvoir Road, Coalville, Leicestershire, LE67 3PD

Tel: 01530 838338

Email: coalville@sinclairestateagents.co.uk