



Sinclair

105 Church Lane, Ravenstone, Leicestershire, LE67 2AF

£135,000

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Property at a glance

- No Upward Chain
- Ideal Investment Purchase
- Village Setting
- Council Tax Band*: A
- In Need of Modernisation
- Two Double Bedrooms
- Fields Views
- Price: £135,000

Overview

**** OFFERED WITH NO UPWARD CHAIN **** This TWO DOUBLE BEDROOM MID TERRACE HOME comes IN NEED OF MODERNISATION AND IS PRICED TO SELL. In brief the property enjoys two ground floor reception rooms, one of which boasting quarry tiled flooring, larger than average galley kitchen and ground floor three piece bathroom suite and stairs rising to the first floor giving way to two double bedrooms each with field views to both front and rear. Externally the property offers a rear garden with field views. Early viewings come highly advised in order to avoid disappointment. EPC RATING AWAITED.

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).

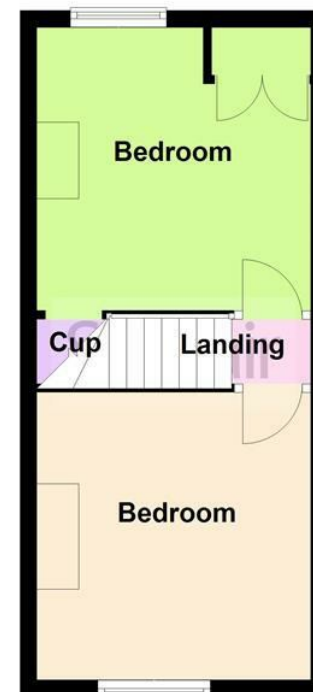


** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

Ground Floor



First Floor



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Detailed Accommodation

GROUND FLOOR

Lounge

10'8" x 11'2" (3.25m x 3.40m)

Entered via a uPVC door to front with adjacent uPVC double glazed window to front, timber flooring and open fireplace with decorative surround and tiled hearth.

Dining Room

10'8" x 11'2" (3.25m x 3.40m)

Enjoying access to under stairs storage, quarry tiled flooring, stairs rising to the first floor, coving, open fireplace on stone hearth with brick surround and uPVC double glazed window to rear.

Kitchen

7'2" x 12'2" (2.18m x 3.71m)

Having a range of wall and base units, rolled edge work surfaces, four ring electric hob with extractor hood over, electric oven/grill, sink and drainer unit with swan neck mixer tap, integrated dishwasher with space and plumbing for multiple appliances and tile effect laminate flooring. The kitchen also features uPVC double glazed window to side and uPVC framed door with inset opaque double glazed panel giving way to the rear garden.

Bathroom

6'3" x 6'9" (1.91m x 2.06m)

This three piece suite comprises low level push button wc, vanity wash hand basin with mono bloc mixer tap, L-shaped panelled bath with splash screen and thermostatic mixer shower over, partly tiled walls, extractor fan, opaque uPVC double glazed window to side and chrome heated towel rail.

FIRST FLOOR

Landing

Bedroom

10'8" x 11'2" (3.25m x 3.40m)

Having uPVC double glazed window to front and dado wall panelling.

Bedroom

10'8" x 11'2" (3.25m x 3.40m)

Enjoying with access to over stair storage, loft hatch, uPVC double glazed window to rear and airing cupboard housing the gas fired central heating boiler.

OUTSIDE

Rear Garden

Having side gated access (shared pedestrian access), open courtyard, a well maintained lawn edged with timber board fencing to further garden which is enclosed via a retaining brick wall and field views.

Front

Having a timber picket fence which partitions the frontage and sits adjacent to a paved courtyard and includes mature trees and shrubs.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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

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

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Photographs

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