



Sinclair

32 The Limes, Ravenstone, Leicestershire, LE67 2NW

£345,000

01530 838338 sinclairestateagents.co.uk

Property at a glance

- Four Bedrooms
- Lounge & Dining Room
- Landscaped Rear Garden
- Council Tax Band*: D
- En-suite & Shower Room
- Converted Garage
- Ample Off Road Parking
- Price: £345,000

Overview

**** OFFERED WITH NO UPWARD CHAIN **** This **FOUR BEDROOM DETACHED FAMILY HOME** comes to the market offering a converted garage, bay fronted lounge, dining room, kitchen, utility room, guest cloakroom and conservatory to the ground floor with stairs rising to the first floor landing giving way to four good sized bedrooms including the en-suite and family shower room respectively. Externally, the property benefits from a well maintained garden to rear and offers ample off road parking to the front. Situated within the popular village of Ravenstone, early viewings come highly advised 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.



32 The Limes, Ravenstone, Leicestershire, LE67 2NW

Sinclair

GROUND FLOOR

Entrance Hall

Entered through an opaque uPVC double glazed front door and comprising stairs rising to the first floor and having timber effect laminate flooring.

Reception Room/Man Cave

8'4" x 17'6" (2.54m x 5.33m)

Enjoying inset down lights and uPVC double glazed window to front with fitted Hillary Blind.

Lounge

11'3" x 15'9" (3.43m x 4.80m)

Having uPVC double glazed bay window to front with fitted Hillary Blind, coving, feature fire insert with gas wall mounted fire, timber effect laminate flooring and opening into the dining room.

Dining Room

8'9" x 8'8" (2.67m x 2.64m)

Having coving, timber effect laminate flooring and sliding patio doors into the conservatory.

Conservatory

9'4" x 12'2" (2.84m x 3.71m)

Having a bungalow style roof and features uPVC double glazed French doors accessing the rear garden and flanked by uPVC double glazed windows fitted with Hillary Blinds throughout and timber effect vinyl flooring.

Kitchen

9'3" x 8'7" (2.82m x 2.62m)

Inclusive of an attractive range of base and wall units with rolled edge work surfaces, four ring gas hob with splash screen and extractor hood over, one-and-a-half bowl sink and drainer unit with flexi hose mixer tap, space and plumbing for appliances, tiled splash backs and uPVC double glazed window to rear. Other benefits include a double electric oven/grill, under stairs storage and timber effect vinyl flooring.

Utility Room

Having a work surface which beneath lies further space and plumbing for an appliances and comprising continued timber effect vinyl flooring, wall mounted gas fired central heating boiler and having uPVC double glazed door to the rear garden.

Guest Cloakroom

Enjoying continued flooring from the utility room and having a low level w.c, wall mounted wash hand basin with tiled splash backs and opaque uPVC double glazed window to side.

FIRST FLOOR

Landing

Stairs rising to the first floor landing gives way to four good sized bedrooms including the shower room and en-suite and having airing cupboard and loft hatch which in turn is boarded with light, power and loft ladder.

Bedroom One

11'4" 10'0" (3.45m 3.05m)

Providing a fitted bed enclosure with a matching array of fitted wardrobes and uPVC double glazed window to front with fitted Hillary Blind.

En-Suite Shower Room

12'2" x 4'4" (3.71m x 1.32m)

This three piece suite comprises a low level push button w.c, wall mounted vanity wash hand basin with mono bloc mixer tap, shower enclosure with thermostatic bar mixer waterfall tap, two opaque uPVC double glazed windows to front with fitted Hillary Blind, inset down lights, chrome heated towel rail, part tiled walls and vinyl flooring.

Bedroom Two

8'4" x 10'4" (2.54m x 3.15m)

Having bed enclosure with fitted double wardrobe and cupboards above and uPVC double glazed window to rear.

Bedroom Three

8'3" x 7'5" (2.51m x 2.26m)

Having uPVC double glazed window to rear with fitted Hillary Blind

Bedroom Four

6'6" x 10'4" (1.98m x 3.15m)

Having uPVC double glazed window to rear with fitted Hillary Blind.

Family Shower Room

6'9" x 5'8" (2.06m x 1.73m)

This three piece suite comprises a low level push button w.c, vanity wash hand basin with mono bloc mixer tap, shower enclosure with thermostatic bar mixer waterfall tap, splash prone surface panelling, opaque uPVC double glazed windows to side with fitted Hillary Blind, chrome heated towel rail and vinyl flooring.

OUTSIDE

Rear Garden

Entered via a side gate and comprising Indian flag paved patio area leading to a covered pergola offering a host of external power points and water point and complements the raised and additional sunken timber decked areas which in turn complement the artificial lawn surrounded by stone shingles borders, a host of shrubs and timber board fencing.

Front

A tarmacadamed driveway offers off road parking and sits adjacent to a part paved and slate shingles area with block edging and leading to the front door with canopy porch.



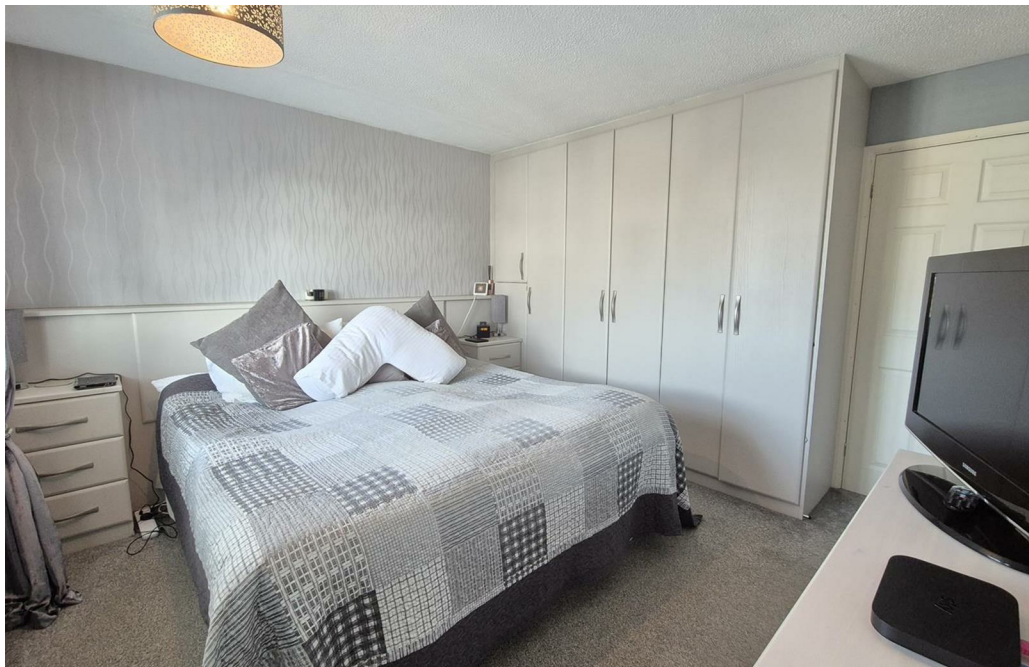
32 The Limes, Ravenstone, Leicestershire, LE67 2NW

Sinclair



32 The Limes, Ravenstone, Leicestershire, LE67 2NW

Sinclair



32 The Limes, Ravenstone, Leicestershire, LE67 2NW

Sinclair



32 The Limes, Ravenstone, Leicestershire, LE67 2NW





32 The Limes, Ravenstone, Leicestershire, LE67 2NW

Sinclair



32 The Limes, Ravenstone, Leicestershire, LE67 2NW

Sinclair

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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