

The Sinclair logo is a dark blue rectangle with the word "Sinclair" in white serif font.

Sinclair



57 Coalville Lane, Ravenstone, Leicestershire, LE67 2LR

£235,000

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Property at a glance

- Extended Ground Floor
- Contemporary Family Bathroom
- Ample Off Road Parking
- Council Tax Band*: B
- Modern Dining Kitchen
- Spacious Living Room
- Well Presented
- Price: £235,000

Overview

This modern THREE BEDROOM SEMI-DETACHED HOUSE situated in the popular village of Ravenstone, comes to the market enjoying ample OFF ROAD PARKING and is available to view today. In brief the accommodation comprises entrance porch through to entrance hall, spacious living room and modern dining kitchen located on the ground floor. Stairs then rise to the first floor offering three bedrooms and a contemporary three piece white family bathroom suite. Externally, the property benefits from garden to the rear along with large driveway providing off road parking for multiple vehicles. Additional benefits include double glazing and gas central heating. EPC RATING D.

Location**

Coalville is one of the main towns of North West Leicestershire situated between Leicester and Burton upon Trent being excellently placed for both the M1 and A/M42 motorways which enable swift and easy access to the cities of the East and West Midlands as well as London and the North. The town has an estimated population of 33,000 (2003) and serves as a market town and administrative seat for the district. It boasts a wide range of shopping, educational and leisure facilities and enjoys an enviable location in the heart of the National Forest whilst bordering Charnwood Forest to the east and Sence Valley Forest Park to the south. Nearest Airport: East Midlands (9.5 miles) Nearest Train Station: Leicester (13.8 miles) Nearest City: Leicester (12.4 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

Entrance Porch

Having front access door with double glazed window and fitted Venetian blind through to the entrance hall.

Entrance Hall

Having stairs rising to the first floor with radiator and access to the living room.

Living Room

16'0" x 10'4" (4.88m x 3.15m)

Having double glazed fronted window with fitted Venetian blind, radiator, feature fireplace housing electric fire, display cabinets, coving and timber effect laminate flooring.

Modern Dining Kitchen

18'7" x 13'7" (narrowing to 12'0") (5.66m x 4.14m (narrowing to 3.66m))

Having a range of modern wall and base units, Quartz work surfaces, tiled splashbacks, inset Belfast sink and drainer, four ring induction hob, extractor hood, integrated double oven and grill, integrated full fridge freezer, microwave oven, slim line dishwasher and washing machine. Other benefits include ceramic tiled flooring, ceiling spotlights, ceiling coving and access to under stairs storage and opening into the dining area with continued ceramic tiled flooring, uPVC double glazed windows, external door and conservatory style roof.

FIRST FLOOR

Landing

With stairs rising to the first floor landing and having access to the loft hatch.

Bedroom One

9'1" x 13'7" (2.77m x 4.14m)

Having double glazed window, radiator, a range of fitted wardrobes with lighting, wall lights and coving.

Bedroom Two

10'1" x 7'1" (3.07m x 2.16m)

Having double glazed window and radiator.

Bedroom Three

7'0" x 6'3" (2.13m x 1.91m)

Having double glazed window and radiator.

Contemporary Family Bathroom

Having a three piece modern white suite comprising P shaped panelled bath with splash screen and shower over, low level push button WC, vanity wash hand basin with mono bloc mixer tap and drawers under, part tiled walls and flooring along with double glazed opaque window and chrome heated towel rail.

OUTSIDE

Rear Garden

The rear garden has paved patio, stone shingling with block edging and pathway, lawn, paved walkway to the side, further paved patio with metal frame pergola, timber shed, feather board fencing, side gated access, water point and external wall lights.

Driveway

Having tarmacadam driveway with double access gates to the side.

Front Garden

The front garden is gravelled with planted borders.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

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