

# Ashby Road

Ravenstone, Coalville, LE67 2AA

John   
German





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£365,000

Extended family village home with views towards Jubilee Woods in the distance in a corner plot position with private gardens and plentiful parking. There are four bedrooms, a family bathroom, sitting, room, dining room, lounge and kitchen. Full of potential for further improvement. No upward chain.



Ravenstone is a small, rural and popular village lying approximately 4 miles away from the market town of Ashby-de-la-Zouch. The village has an old 13th Century Church, good local pub, village school, busy shop and for commuters the M42 provides access to many east and west Midlands towns and cities.

The property sits on a prominent corner plot position with mature fore garden flanked by a long driveway approach providing plentiful parking and access to the garage. A look inside the property will reveal a welcoming spacious reception hallway with stairs leading off and an understairs cupboard beneath. To your right is the first reception room which is a lovely sitting room with open fireplace, coving to the ceiling and front facing window. At the end of the hallway is the kitchen which has base and wall mounted cabinets wrapping around the room with integral induction hob and eye level oven. A window overlooks the rear garden and a door takes you out to the side driveway. Next on the ground floor is the dining room which has patio doors enjoying great views towards Jubilee Woods and the gardens beyond and gives access out onto the patio. There is excellent potential to open the kitchen into the dining room and the adjacent lounge to create one much larger social contemporary open plan living space. The extended lounge has a feature inglenook style fireplace at the focal point with dual aspect windows.

Continue to the first floor where there is four double bedrooms. The principal is a fantastic size room with fitted wardrobes, dual aspect windows with amazing views to the rear over the fields and Jubilee Woods beyond. The family bathroom has been well appointed having a combined vanity unit with inset wash hand basin and WC, alongside large walk-in shower with glazed screen and feature wall tiling, and ladder style towel radiator. A cupboard houses the gas fired combi central heating boiler.

Outside, to the rear of the property is a landscaped garden with block paved patio area enjoying a lovely sunny, southerly aspect. The garden is laid mainly to lawn, enjoys great privacy and is flanked with mature shrubs and flowering borders. The property benefits from a greenhouse alongside outside garden store and garage.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Property construction:** Standard

**Parking:** Drive & garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband and type:** Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** North West Leicestershire District Council /Tax Band D

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

[www.nwleics.gov.uk](http://www.nwleics.gov.uk)

**Our Ref:** JGA/09072024

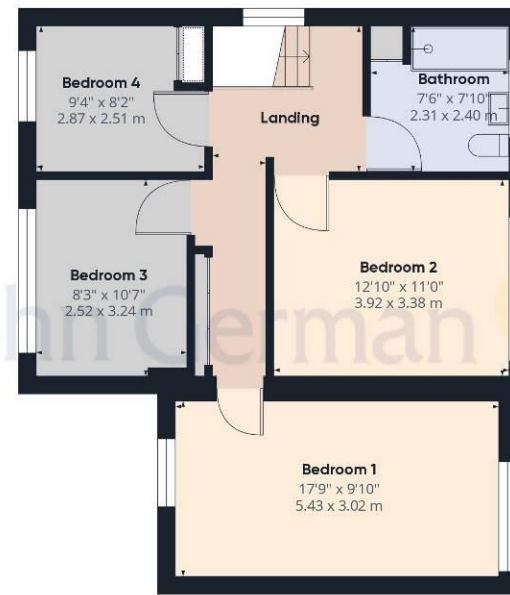
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**

1566.3 ft<sup>2</sup>  
145.51 m<sup>2</sup>

**Reduced headroom**

11.74 ft<sup>2</sup>  
1.09 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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### Agents' Notes

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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

63a Market Street, Ashby-De-La-Zouch, Leicestershire, LE65 1AH

01530 412824

ashbysales@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



