

Raunstone Close

Ravenstone, Coalville, LE67 2DN

John German





A three-story brick house with a large garden and patio. The house is made of red brick and has a gabled roof. There are several windows and a large glass door leading to a patio. The patio has a hanging chair and a sofa. The garden is green and has a wooden fence. The sky is blue.

Raunstone Close

Ravenstone, Coalville, LE67 2DN

Price range - £550,000 - £565,000

A gorgeous three-storey family home set within a sought-after private road, nestled in the heart of the village's conservation area. This beautifully presented property boasts five bedrooms, three bathrooms (including two en-suites), two generous reception rooms, and a stunning open-plan living, dining, and kitchen area with bifold doors opening onto landscaped gardens.

John German 

Ravenstone is a charming and historic village in North West Leicestershire, set amidst picturesque countryside yet conveniently located for easy access to Ashby-de-la-Zouch and major road links including the M1 and A42. The village offers a peaceful, community-focused atmosphere with a popular primary school, traditional pub, and a network of scenic walking trails - perfect for family life or those seeking a quieter pace without compromising on connectivity.

Accommodation

Step inside No. 14 and you're welcomed by a wide, inviting tiled hallway. Staircase leads off and directly ahead, your gaze is drawn through the kitchen's bi-fold doors to the beautifully landscaped garden beyond. The hallway's stylish tiled flooring continues uninterrupted into the kitchen, enhancing the sense of flow and space.

The heart of the home is a stunning, light-filled open-plan kitchen and dining area with its utility room off. It features elegant cream base and wall units topped with luxurious quartz countertops. At the centre is a breakfast island, complete with a five-ring stainless steel Smeg hob and a sleek, floating Neff extractor hood above. Built-in appliances include an eye-level oven and grill, an integrated dishwasher, and a fridge-freezer, all seamlessly incorporated for modern convenience.

There is ample space for family dining table or seating area and bi-fold doors open back to seamlessly to allow the outside in, providing a lovely in and out connection for summer entertaining.

Returning to the hallway, double doors lead into a versatile reception room - ideal as a home office, playroom, or formal dining space. The principal reception room is a beautifully light-filled living area featuring a front-facing window and rear bi-fold doors that open out onto the sunny terrace. A connecting internal door takes you directly through to the kitchen. Lastly on the ground floor is a very useful guest's cloakroom.

On the first floor, a spacious central landing - part galleried - creates a bright and open feel, with stairs continuing up to the top floor. A lovely double-glazed window offers a charming view across the entrance to the Close.

Arranged around the landing are three generously proportioned king-size bedrooms, each offering ample space and comfort. Bedroom one features built-in sliding wardrobes, a delightful outlook over the rear gardens and a large private en-suite. The en-suite includes a panelled bath, WC, wash basin and a separate fully tiled shower cubicle with a rainfall showerhead. Stylish tiled walls and a ladder-style towel radiator complete the look.

Bedroom two is another spacious king-size room also benefiting from its own private en-suite shower room. The en-suite features an oversized walk-in shower, a floating wash basin, and a WC, all finished to a high standard. Bedroom three is a similarly well proportioned room.

Completing the first floor is the family bathroom, fitted with a crisp white suite comprising a panelled bath, floating wash hand basin and WC. The room is tastefully finished with half-height tiling to two walls, creating a clean and contemporary feel.

Set on the very top floor, the upper landing leads to two generously sized double bedrooms positioned to either side. Each benefits from charming front-facing dormer windows that offer views down the Close toward the village church steeple.

Both bedrooms share access to a stylish private shower room, featuring a large walk-in shower with a mains-fed shower overhead, a floating wash basin and a WC. The room is finished with attractive half-height tiling.

Outside

To the rear, beautifully landscaped gardens enjoy a sunny southerly aspect - perfect for relaxing or entertaining. A sweeping paved patio offers ample space for outdoor seating and dining, while neat lawns are bordered by raised, well-stocked planting beds that add colour and interest throughout the seasons.

A rear personnel door provides access to the single garage, which is equipped with power, lighting, and an up-and-over entrance door.

Notes:

Private drive/green space charge - there is an annual payment of £221 to Centrick Property services for maintenance and upkeep of communal areas.

The property lies in a conservation area.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type: Cable

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 F

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/07042025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.





L O V E









Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1953.87 ft²

181.52 m²

Reduced headroom

11.88 ft²

1.1 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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	91 B
69-80	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



