

Nursery Close

Ravenstone, Leicestershire, LE67 2EQ

John German





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£450,000

Stylish four-bedroom detached home in a quiet cul-de-sac offering spacious living, a stunning open-plan kitchen, multiple reception rooms and private gardens. Ideal for modern family life with parking, garage and excellent local amenities nearby.

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Set within a quiet cul-de-sac, this beautifully presented four-bedroom detached home offers stylish, versatile living ideal for modern family life. Boasting spacious interiors, a stunning open-plan kitchen/living space, multiple reception rooms and a private rear garden, the property combines contemporary comfort with practical design. With plentiful parking, a garage and an excellent location close to local amenities, it's the perfect setting for families seeking space, style, and convenience.

Ravenstone is a charming and highly sought-after village in North West Leicestershire, known for its friendly community atmosphere and attractive countryside setting. Ideally located just minutes from Ashby-de-la-Zouch and major road links including the M42, it offers excellent commuter access while retaining a peaceful, rural feel. The village itself boasts a well-regarded primary school, a traditional pub, a village hall, and access to scenic walking routes, with a wider range of shops, dining, and leisure facilities easily available in nearby Ashby.

Ground Floor

The entrance door opens to reveal a wide L-shaped reception hallway offering a lovely first impression with polished porcelain tiles underfoot and a turning staircase leading off, arranged around the hall.

The heart of the home-and where everyone naturally gathers-is the stunning open-plan kitchen/living space. The kitchen is by Rotpunkt and is beautifully appointed with contemporary white high-gloss base and wall-mounted cabinets wrapping around two sides, it features contrasting countertops and an inset 1½ bowl sink with mixer tap. Integrated appliances include an induction hob, oven, microwave, fridge/freezer and dishwasher. A large breakfast island forms the perfect family hub for morning coffee or casual meals. Porcelain tiles continue throughout into the adjacent utility room which provides space for a washing machine and tumble dryer, additional cabinetry, and a uPVC door leading out to the driveway. The beautifully proportioned living room sits to the rear of the home and enjoys French doors opening directly onto the rear gardens, along with the added benefit of an air-conditioning unit.

A separate dining room is ideal for formal entertaining, while the third reception room offers flexible use as a study, home office, or family room. A turning balustrade staircase rises to the spacious first-floor landing, off which you'll find four excellent double bedrooms-perfect for growing families.

The principal bedroom suite is a fantastic size, easily accommodating the largest of beds. It also benefits from its own air-conditioning unit for year-round comfort and a private en suite shower room fitted with an oversized double shower enclosure, stylish tiling, pedestal wash basin, WC, and a chrome ladder-style towel radiator.

The principal family bathroom is beautifully finished with a crisp white suite including a panelled bath with mixer shower tap, pedestal wash basin, WC and a separate oversized shower cubicle with tiled walls and a mains-fed shower. A striking 5-foot high chrome ladder towel radiator completes the space.

Outside

Set within a quiet cul-de-sac, this superb four-bedroom family home enjoys an excellent driveway to the side, a single garage, and a private rear garden featuring a patio area and lawn-perfect for relaxing or entertaining.



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.

There is a communal charge of £210 per annum.

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: 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 E

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

Our Ref: JGA/28042025

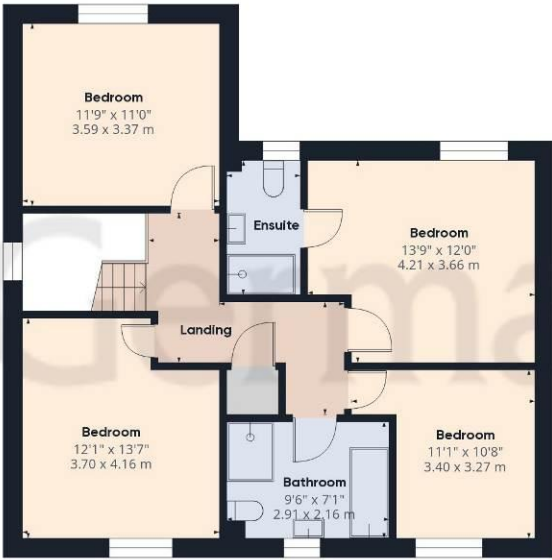
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1602.97 ft²
148.92 m²

Reduced headroom

3.01 ft²
0.28 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.

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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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