



1 Berry Close, Ravenstone, Leicestershire, LE67 2NU

HOWKINS &
HARRISON

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Ravenstone,
Leicestershire, LE67 2NU

Guide Price: £274,400

Occupying an enviable corner plot within a quiet cul-de-sac setting in the sought-after village of Ravenstone, this well-presented three-bedroom detached bungalow offers approximately 834 sq ft of well-proportioned living accommodation and will appeal to a wide range of buyers. The property provides comfortable single-storey living with a generous sitting/dining room, a modern breakfast kitchen and three double bedrooms, whilst externally benefiting from ample off-road parking and a private, enclosed rear garden.

Ideally positioned for access to nearby amenities and excellent commuter links, an internal inspection is highly recommended.

Features

- Occupying a generous corner plot
- Detached three-bedroom bungalow
- Spacious sitting/dining room
- Modern fitted breakfast kitchen
- Three-piece shower room
- Private enclosed rear garden
- Ample off-road parking



Location

Berry Close is situated within the well-regarded village of Ravenstone, a popular location within North West Leicestershire surrounded by attractive countryside and lying close to the National Forest. The village offers a range of everyday amenities including a primary school, village shop, public house and church, together with a strong community feel. A wider selection of shopping, leisure and schooling facilities can be found in the nearby market town of Ashby-de-la-Zouch, which also offers a variety of restaurants, cafés and independent shops. The area is well placed for commuters, with excellent access to the A42 and M42 providing links to Leicester, Derby, Nottingham and Birmingham, together with convenient access to East Midlands Airport.

Distances:

Ashby-de-la-Zouch – 3 miles

Coalville – 3 miles

Ibstock – 3 miles

Leicester – 15 miles

Derby – 17 miles

East Midlands Airport – 10 miles

Birmingham Airport – 33 miles



Accommodation Details

Over the block paved driveway, the property is accessed through a traditional front door which leads into the entrance hallway. A door to the left gives access to the generous sitting room with dining area. An inner hallway with fitted airing cupboard leads to the shower room/WC, and to the rear is a modern breakfast kitchen featuring a range of wall and floor mounted units with ample preparation surfaces, space for a range of free-standing appliances, and access to an adjoining porch area with a door to the outside. To the right of the entrance hall is the largest bedroom with fitted wardrobes, while elsewhere are two further double bedrooms, one of which would be ideal as a separate dining room, study or hobby room. These two rooms enjoy views over the landscaped rear gardens.

Outside

The bungalow occupies an enviable corner plot and benefits from ample off-road parking to the front elevation. In turn, a gate to the side leads to an enclosed courtyard. Moving into the rear garden, the property opens out to a sizeable garden featuring a large patio area ideal for entertaining, as well as an elevated lawned area with surrounding borders.

Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison on 01530 410930 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

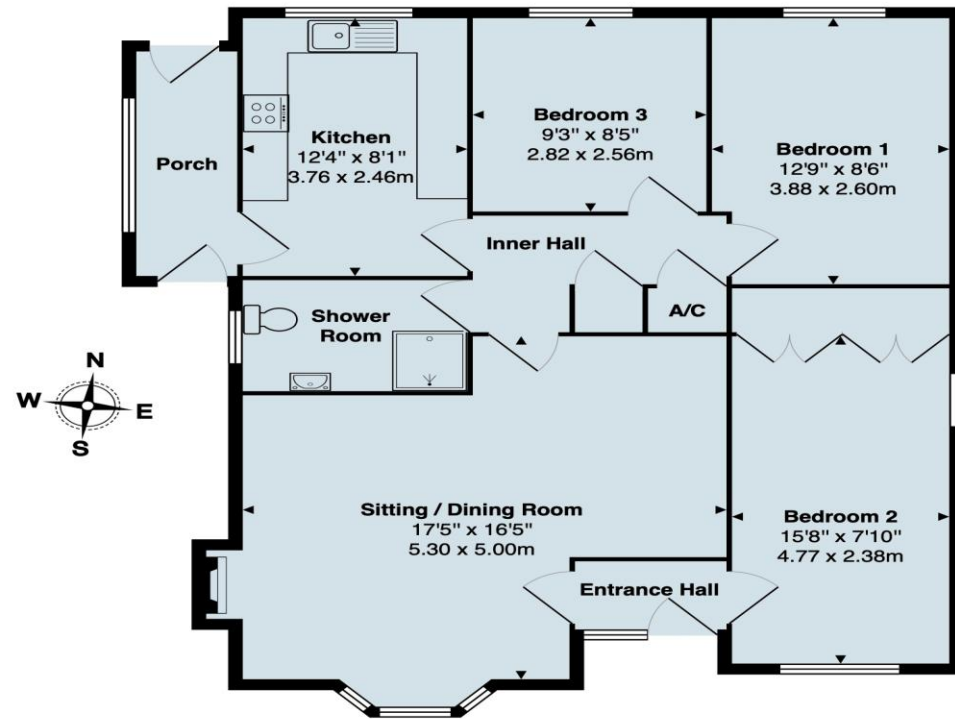
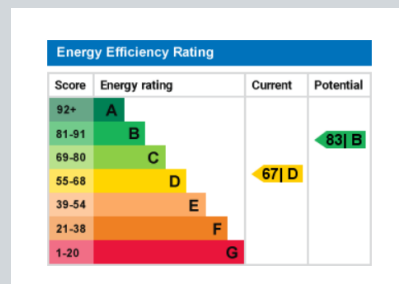
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

North West Leicestershire District Council - [Tel:01530-454545](tel:01530-454545)

Council Tax

Band - C



Total Area: 834 ft² ... 77.5 m²
All measurements are approximate and for display purposes only

Howkins & Harrison

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