



18, Beesley Lane, Ravenstone, Leicestershire, LE67 2EP

HOWKINS &
HARRISON

18, Beesley Lane,
Ravenstone,
Leicestershire, LE67 2EP

Offers in excess of: £450,000

A beautifully presented modern detached family home, constructed in 2019 and enjoying a particularly pleasant position within this sought-after village setting, overlooking open countryside.

Offering 1870 sqft of well-balanced accommodation, the property has been thoughtfully designed for modern living, combining generous room proportions with a practical and versatile layout throughout. Finished to a high standard, the home centres around a superb open-plan kitchen/diner with adjoining pantry and separate utility room, complemented by a spacious living room and additional snug, while an entrance hall with WC completes the ground floor. To the first floor are four well-proportioned bedrooms, including a principal bedroom with en-suite, together with a family bathroom. Externally, the property benefits from ample off road parking, a detached garage and a beautifully landscaped rear garden, enjoying a good degree of privacy and a pleasant open outlook beyond.





Location

Ravenstone is a well-regarded village in North West Leicestershire, offering a pleasant semi-rural setting with a strong sense of community while remaining highly convenient for everyday amenities. The village itself provides a primary school, local shops and public houses, with a wider range of facilities available in nearby Coalville and the historic market town of Ashby-de-la-Zouch. The area is particularly well placed for commuters, with excellent road links via the A511, A42 and M1, providing straightforward access to Leicester, Derby and Nottingham, as well as Birmingham further afield. The surrounding countryside and nearby National Forest also offer a wealth of outdoor pursuits, making this an appealing location for both families and professionals alike.

Distances:

Ashby-de-la-Zouch – 4 miles

Coalville – 2 miles

Leicester – 14 miles

Derby – 15 miles

Nottingham – 20 miles

East Midlands Airport – 9 miles

Birmingham – 30 miles



Accommodation Details – Ground Floor

Accessed via a covered canopy porch, the front door opens into a welcoming entrance hall, a bright and central space with stairs rising to the first floor. Off the hallway, a door leads through to the spacious living room, a particularly well-proportioned reception room featuring French doors opening directly onto the rear garden, allowing for plenty of natural light and a seamless connection to the outside space. Returning to the hallway, there is a useful WC positioned off, while to the opposite side lies the snug, a versatile second reception room ideal for use as a family room, playroom or home office, benefitting from a window to the front elevation. Moving through to the rear of the property, the kitchen/diner forms the true heart of the home, an impressive open-plan space fitted with a range of modern units and a central island with breakfast seating.

There is ample room for a dining table, with French doors opening out onto the garden, creating an ideal space for both everyday living and entertaining. Off the kitchen is a pantry providing additional storage, along with a separate utility room with external door to the side.

First Floor

Moving to the first floor, the landing is a generous space with a window to the front elevation and gives access to all bedrooms. The principal bedroom is a spacious double room, enjoying two windows allowing for plenty of natural light, and benefits from a well-appointed en-suite shower room. Bedroom two is another comfortable double room positioned to the rear, while bedrooms three and four are both well-proportioned and offer flexibility for use as bedrooms, a study or dressing room if required. The family bathroom is fitted with a four-piece suite, including both a bath and separate shower.

Outside

Externally, the property enjoys a well-maintained frontage with off road parking leading to a detached garage. Gated side access leads through to the rear garden, which has been thoughtfully landscaped to create a private and low-maintenance outdoor space, featuring a lawn, patio seating areas and well-stocked borders. A particularly attractive feature is the detached garden room, offering additional versatile space ideal for use as a home office, gym or relaxing retreat.

Tenure & Possession

The property is freehold with vacant possession being given on completion.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Features

- Modern detached home constructed in 2019
- Spacious living room with French doors to the garden
- Separate snug ideal as family room
- Impressive kitchen/diner with central island
- Four double bedrooms, principal with en-suite
- Well-appointed family bathroom with separate bath
- Superb, landscaped rear garden with garden room
- Driveway and detached garage



Viewing Arrangements

Strictly by prior appointment via the agents Howkins & 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.

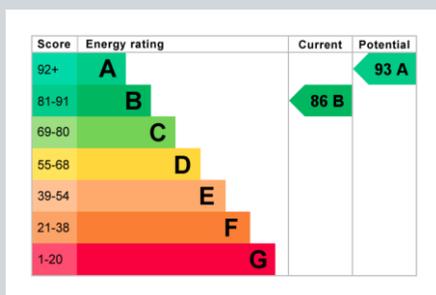
Services

None of the services have been tested. We are advised that the property benefits from main water, drainage, gas and electricity are connected to the property. The central heating is gas fired and broadband is connected to the property..

Local Authority

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

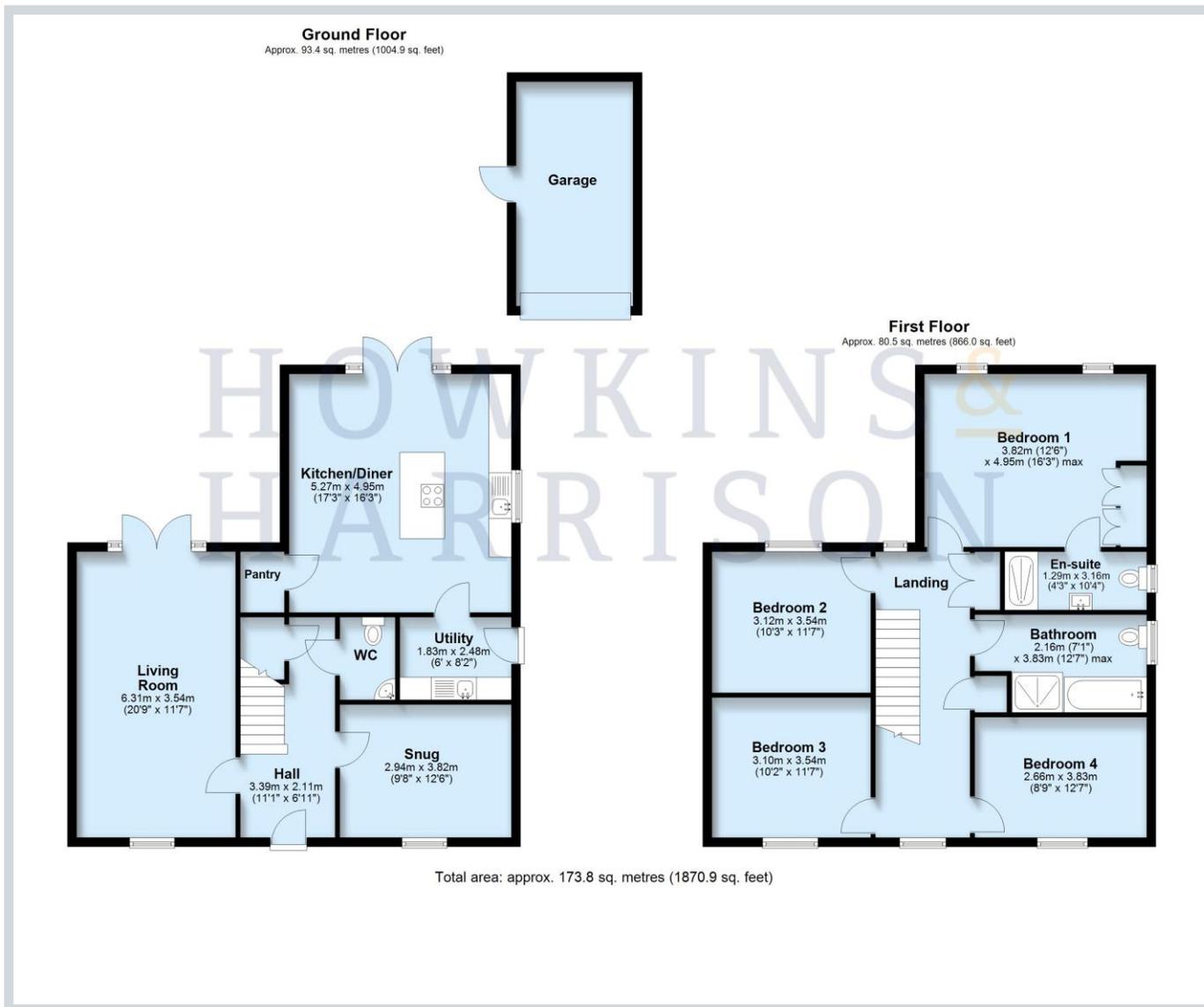
Council Tax Band - F



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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