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Bloom Close
Ravenstone

- Attractive detached family home
- No onward chain
- Originally built as four bedroom
- Dual aspect Lounge/Diner
- Tastefully appointed kitchen & utility room
- Three superb double bedrooms
- Manicured rear garden
- Sought-after village location
- EPC Rating D / Council Tax Band C / Freehold

Welcome to this well-presented three bedroom home on the quiet Bloom Close in Ravenstone. The property offers comfortable, modern accommodation with a practical layout throughout and is offered to the market with no onward chain.

Inside, the bright living spaces seamlessly provide for everyday use and entertaining.

Upstairs are three well-proportioned bedrooms. Two bathrooms serve the home, adding convenience and flexibility.

Positioned within a cul-de-sac, the property enjoys a peaceful setting with easy access to local amenities, schools and nearby green spaces.

General Description:

Positioned within a peaceful and secluded cul-de-sac, screened by a mature tree line, this impressive detached home offers spacious and versatile accommodation ideal for long-term family living. Originally built as a four bedroom property and now arranged as three generous double bedrooms, the layout provides both flexibility and a wonderful sense of space throughout.

The property is approached via a substantial driveway providing ample off-road parking and access to the remaining front section of the original garage, ideal for storage. An attractive lawned frontage with established planting enhances the home's kerb appeal, while gated side access leads through to the rear garden.

Accommodation:

Inside, a welcoming entrance hall leads to the heart of the home. The lounge is bright and inviting, benefitting from a dual-aspect outlook and flowing seamlessly into the dining area to create an excellent open-plan living and entertaining space. From here, doors open into a spacious conservatory, offering a relaxing additional reception area with pleasant views across the garden and direct access onto the patio. The kitchen has been beautifully redecorated by the current owners and sits to the rear, providing ample workspace and storage, complemented by a separate utility room and ground-floor WC, adding everyday practicality.

Upstairs, the sense of space continues with three well-proportioned double bedrooms arranged around a central landing. The principal bedroom enjoys an attractive outlook to the front, while the remaining bedrooms offer flexibility for family life, guest accommodation or working from home. The third bedroom was originally two rooms and could easily be reconfigured back to a four-bedroom layout if desired. A recently updated family bathroom completes the first floor.

Gardens and Grounds:

The rear garden is impeccably arranged and thoughtfully maintained, featuring a generous lawn, well-stocked borders, a vegetable plot and a spacious patio area ideal for outdoor dining and entertaining. Private and well established, it provides a peaceful extension of the living space during the warmer months.

Location:

Ravenstone is a small National Forest village near Coalville with a strong community feel, historic buildings and surrounding countryside walks. Local amenities include a shop, pub, primary school and village hall, while wider shopping and services are found in nearby Coalville and Ashby. Road links via the A511, A42 and M1 support commuting, and bus routes provide connections to Coalville and surrounding villages.

Method of Sale:

The property is offered for sale by Private Treaty.

Measurements:

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:

The property is being sold freehold with vacant possession upon completion.

Local Authority:

Northwest Leicestershire District Council, Council Offices, Coalville, Leics, LE67 3FJ. Council Tax Band C.

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Viewings:
Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch, 22 Market St, Ashby-de-la-Zouch, LE65 1AL.

Services:
The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

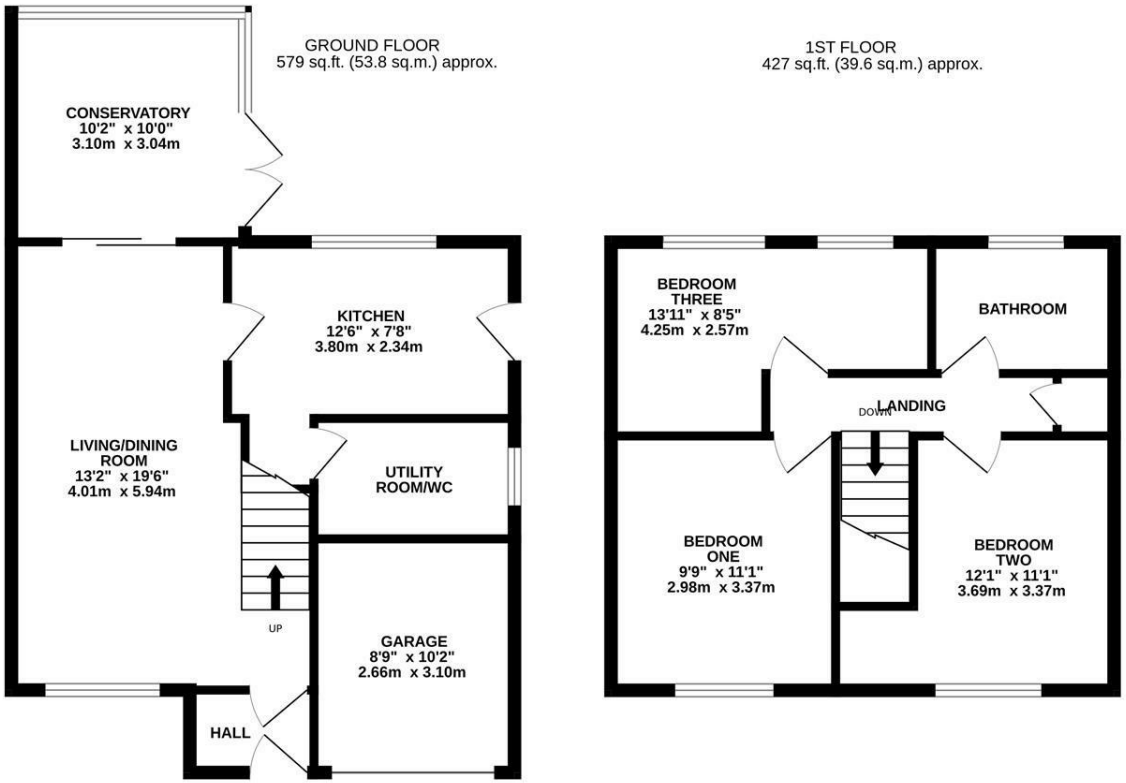
Public Rights of Way, Wayleaves & Easements:
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Technical Information:
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Money Laundering:
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note:
These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.



TOTAL FLOOR AREA : 1005 sq.ft. (93.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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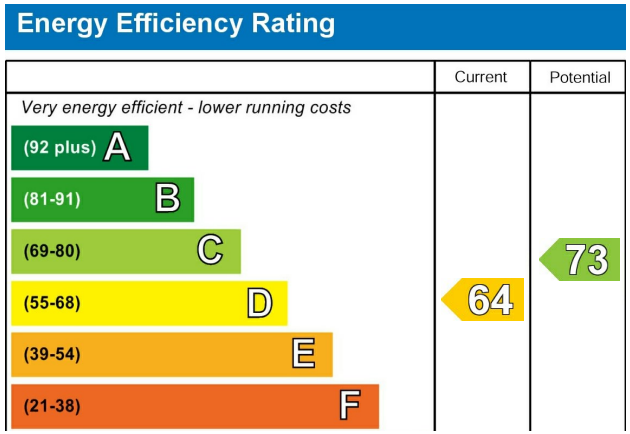

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