



Sinclair

The Leascroft, Ravenstone

£250,000

The Leascroft

Ravenstone, Coalville

Occupying a cul-de-sac location within the popular commuter village of Ravenstone. This THREE BEDROOM link detached family home benefits from a GARAGE and in brief comprises an entrance hall, lounge, kitchen/diner and ground floor w.c with stairs rising to the first floor landing. The first floor offers three good sized bedrooms, a family bathroom and on the en-suite shower room, whilst the external benefits from a private rear garden and a garage. Early viewing has come highly advised in order to avoid disappointment.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Garage
- Three Bedrooms
- Ensuite
- Ground Floor W.C
- Kitchen/Diner
- Cul-De-Sac



GROUND FLOOR

Entrance Hall

Entered through a composite front door with inset opaque, double glazed panel and having stairs rising to the first floor.

Lounge

14' 0" x 11' 9" (4.27m x 3.58m)

Having a upvc, double glazed window to front, a gas open flame fireplace with polished effect, granite surround and half, whilst also having coving.

Kitchen/Diner

9' 3" x 15' 2" (2.82m x 4.62m)

Inclusive of an attractive range of wall and base units with rolled edge work surfaces, a one and a half bowl sink and draining unit, four ring gas hob with extract hood and electric oven and grill tiling to splash prone areas, ceramic tiled flooring, and integrated fridge freezer, and further integrated dishwasher access to understairs, storage, a uPVC double glazed window to rear and having a composite rear door accessing the private rear garden with insect opaque, double glazed panel.

W.C

Having continued flowing flooring from the kitchen/diner and comprising a low level push button w.c, wall mounted wash hand basin with tiling to splash prone areas and having an opaque uPVC, double glazed window to rear.



FIRST FLOOR

Landing

Stairs rising to the first floor landing, give way to three good sized bedrooms the family bathroom and en-suite respectively, and comprise a loft hatch.

Bathroom

6' 5" x 6' 2" (1.96m x 1.88m)

Having three piece suite comprising low level push button w.c pedestal wash hand basin, panel bath with mixer shower tap, tiled splash backs, extractor fan and opaque uPVC double glazed window to rear and having a shaver point.

Bedroom

8' 1" x 15' 3" (2.46m x 4.65m)

Having two uPVC double glazed windows to front, two double fitted wardrobes, access to over stairs storage, housing the hot water cylinder and giving way to the en-suite shower room.

Ensuite

3' 2" x 8' 8" (0.97m x 2.64m)

This three piece suite comprises at low level push button w.c, pedestal wash and basin with monobloc mixer tap, tiled splash backs, shaver point, extractor fan and a shower enclosure with thermostatic mixer tap.

Bedroom

10' 0" x 8' 7" (3.05m x 2.62m)

Having uPVC double glazed window to rear.

Bedroom

10' 7" x 11' 5" (3.23m x 3.48m)

Having uPVC double glazed window to front and two double fitted wardrobes.



FRONT GARDEN

Having a range of shrubs and wall mounted lantern style lighting adjacent to the front door.

REAR GARDEN

Having a paved patio area with stone shingled edging and raised timber sleepers surrounding areas of artificial lawn which access the rear portion of the garden which is facilitated by side gate access, water point and enclosed by timber framed close board fence paneling.

GARAGE

Single Garage

Entered via an up and over door to front whilst also featuring light and power, uPVC double glazed window to side and side personnel door accessing the private rear garden.

DRIVEWAY

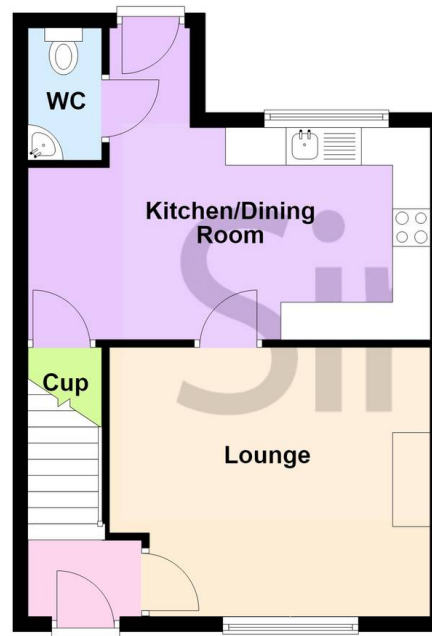
1 Parking Space

A block paved driveway offers off road parking.

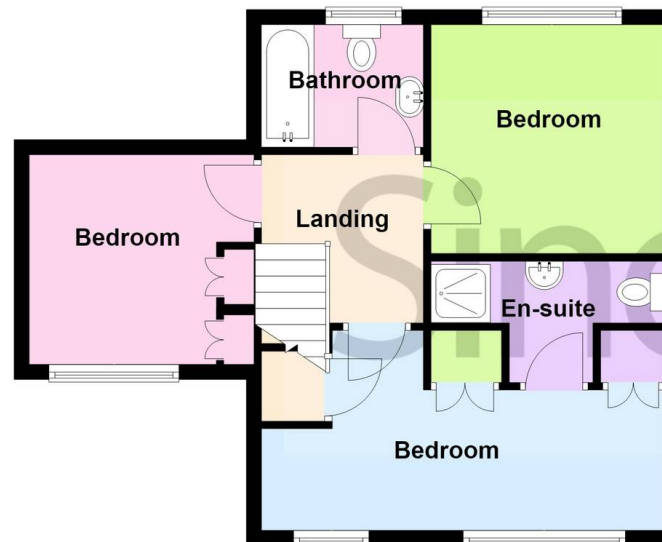




Ground Floor



First Floor





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