



9, Ravenstone Road, Heather, Leicestershire, LE67 2QJ

HOWKINS &
HARRISON

9, Ravenstone Road,
Heather,
Leicestershire, LE67 2QJ

Guide Price: £650,000

A substantial and well-presented five-bedroom detached family home, occupying a generous plot on Ravenstone Road in the popular village of Heather.

Extending to approximately 2058 sq ft, the property offers particularly spacious and versatile accommodation, including an impressive 22ft kitchen and dining room, a separate 24ft living room, useful utility room and ground-floor WC. The first floor provides five bedrooms, with an en-suite to the principal bedroom, together with the family bathroom.

Outside, the property is approached over an extensive block-paved frontage providing ample off-road parking, while the generous rear garden enjoys an attractive outlook towards adjoining open countryside, giving the home a pleasing balance of village convenience and a more open, semi-rural setting.

An appealing, bespoke garden room provides a versatile retreat.



Location

The property is situated in the popular village of Heather, a well-established North West Leicestershire village offering a useful range of local amenities including a convenience store, primary school, village hall and public houses. The village enjoys an attractive semi-rural setting, with further everyday facilities available in nearby Ibstock and Coalville, while Ashby-de-la-Zouch, Market Bosworth and Leicester are also readily accessible. The area is well placed for road travel, with convenient connections towards the A42, M42 and M1, making it a practical base for commuting across the wider East and West Midlands.

Approximate travel distances

Ibstock – 2 miles

Coalville – 4 miles

Ashby-de-la-Zouch – 7 miles

Market Bosworth – 8 miles

M42/A42 – approximately 7 miles

M1 Junction 23 – approximately 10 miles

Leicester – approximately 16 miles

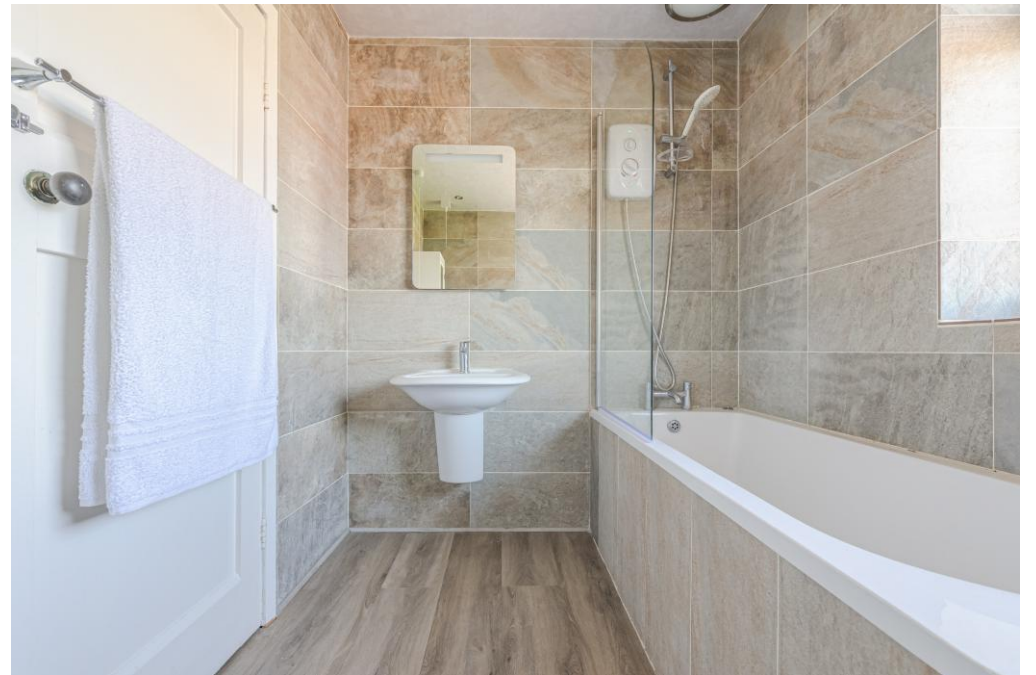
Loughborough – approximately 17 miles



Accommodation Details - Ground Floor

The main entrance door opens into a welcoming entrance hall, from which the ground floor accommodation unfolds in a particularly spacious and versatile arrangement. To one side is the dining room, a generous reception space measuring approximately 22'0" x 10'11", with door opening directly onto the rear garden. Its proportions allow ample room for both dining and additional seating, making it equally suitable as a more informal family room if preferred. The adjoining kitchen is another particularly large room, extending to approximately 22'0" x 15'3". It is fitted with an extensive range of wall and base cabinetry, substantial work surfaces, a central island/breakfast bar and space for a range-style cooker. The size and layout provide excellent space for day-to-day family use and entertaining. Across the property, the living room measures approximately 24'4" x 14'6" and is a notably generous main reception room. It has windows to more than one elevation, creating a triple-aspect arrangement, while a substantial fireplace with inset stove provides a natural focal point. The proportions allow considerable flexibility in furniture layout. A further hall leads through to the practical ancillary accommodation. The utility room, approximately 14'6" x 10'3" maximum, is unusually spacious and fitted with additional storage, work surfaces and twin Belfast-style sinks, together with plumbing for laundry appliances. It also has external access, making it especially useful for family life, pets or muddy boots. Alongside is a separate ground-floor WC.





First Floor

Stairs rise to a central landing giving access to five bedrooms and the principal bathroom. The main bedroom is particularly spacious, with ample room for a full range of bedroom furniture, and is complemented by its own en-suite shower room. There are four further bedrooms, with bedrooms two and three both offering good-sized double accommodation. Bedrooms four and five provide further versatility and could readily serve as children's rooms, guest accommodation, a home office or dressing room depending upon requirements. The accommodation is completed by the family bathroom, fitted with a bath, wash basin and WC. Together with the principal en-suite and ground-floor WC, the layout is well suited to a larger family household.

Outside

The property occupies a generous overall plot, set well back from Ravenstone Road behind an extensive block-paved frontage providing ample off-road parking for several vehicles. The broad frontage is softened by established planting, hedging and a mature tree, while gated access continues alongside the house. To the rear is a substantial garden, predominantly laid to lawn with paved seating areas adjoining the house and established planted borders. A particularly appealing addition is the detached garden room, positioned towards the rear of the plot and finished with a covered decked veranda. Internally, it provides a comfortable and versatile extra space, well suited to use as a home office, studio, games room or garden sitting room.

Beyond the garden is an open aspect towards neighbouring fields and countryside, which gives the rear of the property a more spacious and semi-rural feel.





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.

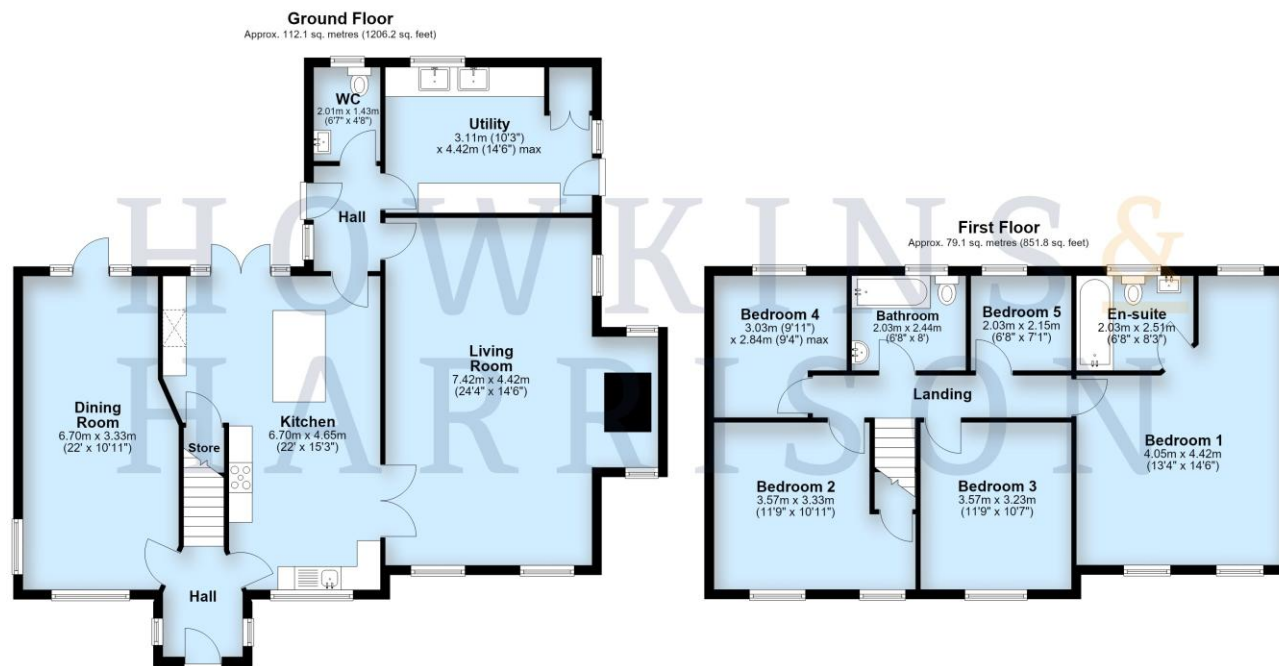
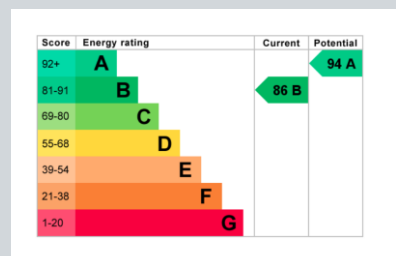
Services

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

Local Authority

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

Council Tax – Band E



Total area: approx. 191.2 sq. metres (2058.0 sq. feet)

Howkins & Harrison

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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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