





# Church Lane Ravenstone

- Delightfully positioned detached bungalow
- Beautiful countryside surrounds
- Thoughtfully upgraded throughout
- Spacious lounge and bright conservatory
- Fitted kitchen with integrated appliances
- Three well-proportioned bedrooms
- Meticulously landscaped rear garden
- New boiler and gas safety certificates
- EPC Rating D / Council Tax Band D / Freehold

Situated along a peaceful road in the charming village of Ravenstone, this thoughtfully extended detached bungalow enjoys a delightful setting with open countryside surrounds.

The property has been thoughtfully upgraded by the current owners, creating a home that combines comfort, practicality and modern enhancements. Additional security features, including exterior lighting, an alarm system and CCTV, provide reassurance and peace of mind.

Notable enhancements include new roofing throughout, a newly installed heating system and external security cameras, all contributing to a well-maintained living environment.





### Accommodation:

On approach, the bungalow makes an immediate impression with its attractive rendered frontage, complemented by a generous full-width driveway providing ample off-road parking and access to a newly roofed detached garage.

Stepping inside, the sense of space and warmth is evident, with rich wooden flooring and newly replaced carpets flowing throughout the accommodation. The layout briefly comprises a welcoming through reception hallway, a tastefully appointed and fully integrated fitted kitchen, and a delightful dual-aspect family lounge positioned to the rear. This inviting living space features sliding doors that open directly onto the re-appointed decking area, seamlessly connecting indoor and outdoor living.

Further enhancing the living accommodation is a spacious and light-filled conservatory, now benefiting from new heating and blinds, making it an ideal space to enjoy year-round. The property offers three comfortably proportioned bedrooms, all well suited to a range of needs, alongside a pleasant family bathroom featuring a re-enamelled bathtub for a fresh and refined finish. In addition, the loft has been boarded and fitted with electrics, providing excellent storage and added practicality.



### Gardens and land:

Outside, the rear garden has been meticulously landscaped to create a private and tranquil retreat. A thoughtful combination of patio areas and refitted decking provides effortless space for seating and entertaining, while vibrant lawns and mature flowerbeds frame the garden beautifully. At the foot of the plot, a charming timber cabin further enhances the property's versatility, offering additional storage or potential for alternative uses, completing this highly appealing village home.

### Location:

Ravenstone is a historic village in North West Leicestershire, set within the National Forest and known for its conservation area, traditional cottages and strong community feel. Local amenities include a primary school, village hall, pub and convenience store, with further facilities in nearby Coalville. The village is well placed for road links via the A511, with access to the M1 and East Midlands Airport.

### 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 D.

### 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.

Technical Information:

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

Plans and Boundaries:

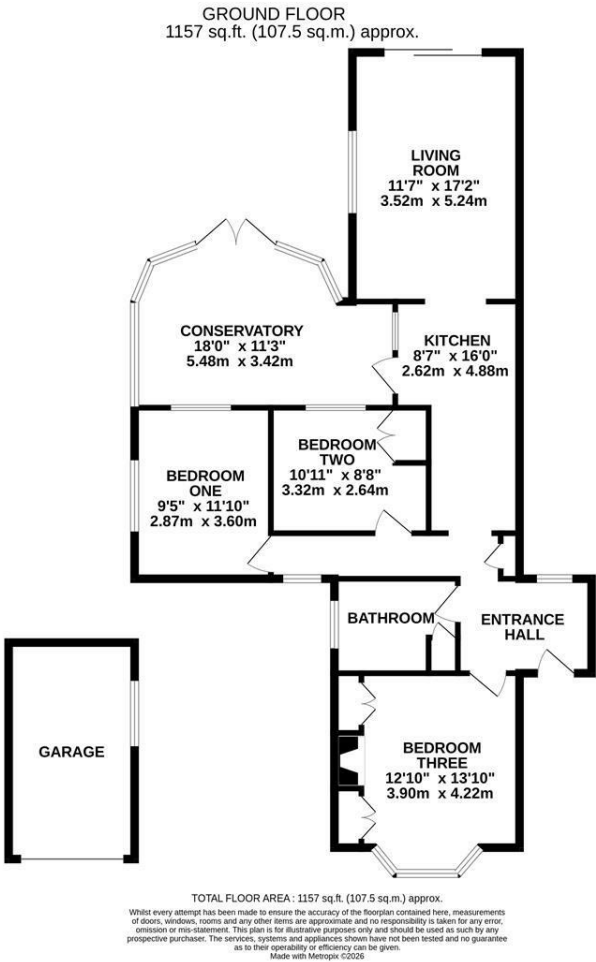
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their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

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.



Energy Efficiency Rating

