

Sinclair



32 Claremont Drive, Ravenstone

£245,000

32 Claremont Drive

Ravenstone

This well presented THREE BEDROOM SEMI DETACHED HOME comes to the market on the popular Limes Estate in Ravenstone. The property offers an entrance hall, lounge with bay fronted window, kitchen/diner, bright and airy conservatory with access to the garden on the ground floor. Stairs rising to the first floor landing gives way to three bedrooms and a modern shower room. Externally, the property offers a low maintenance rear garden along side driveway offering off road parking for multiple vehicles with further parking on the front. EARLY VIEWINGS COME HIGHLY ADVISED.

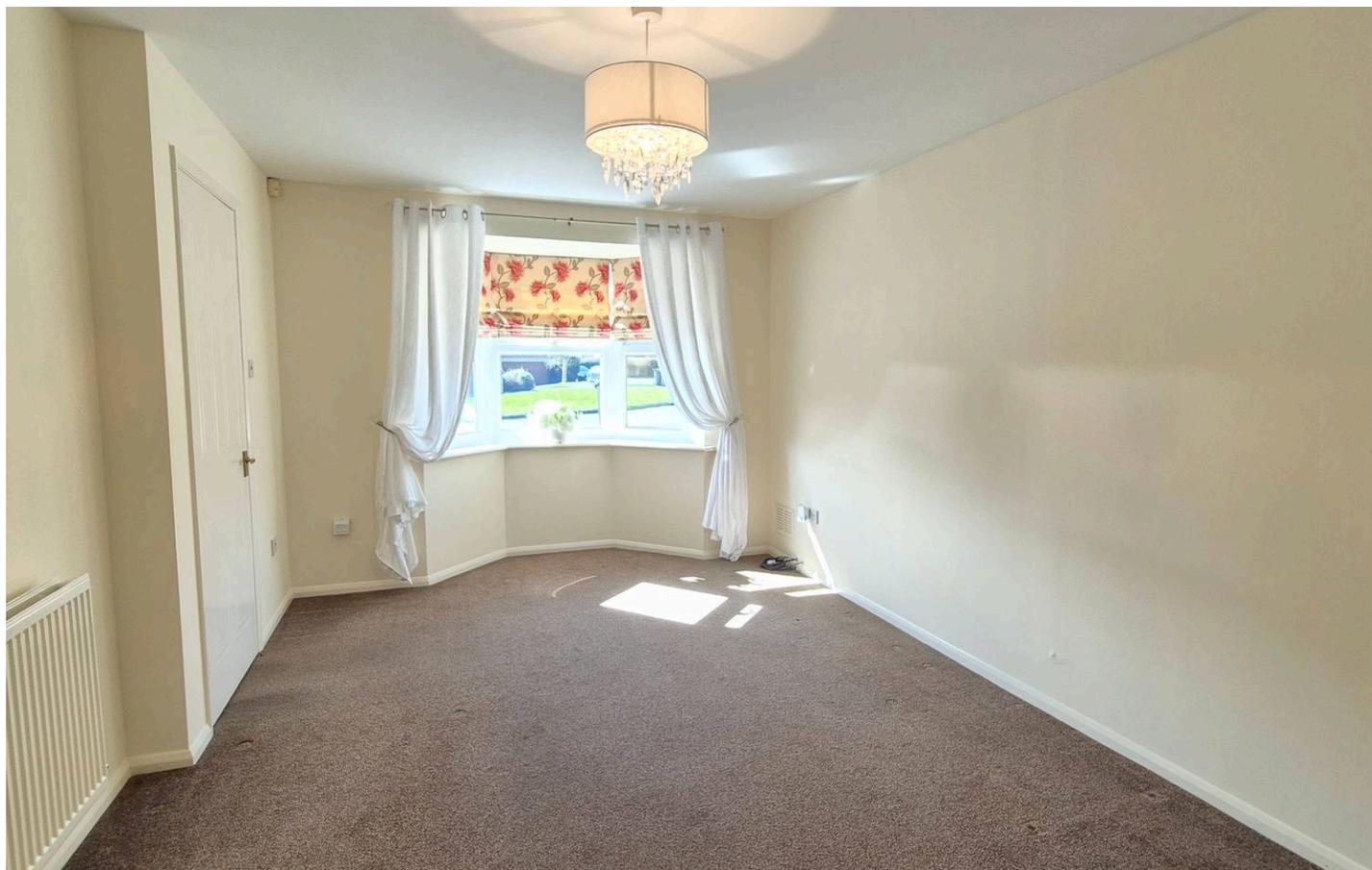
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Modern Semi Detached Home
- Three Bedrooms
- Lounge & Conservatory
- Kitchen/Diner
- Low maintenance garden
- Driveway parking



GROUND FLOOR

Entrance Hall

Entered via a uPVC front door and having inset foot well and stairs rising to the first floor.

Lounge

10' 4" x 17' 6" (3.15m x 5.33m)

Having uPVC double glazed bay window to front and double radiator.

Kitchen/Diner

13' 7" x 9' 10" (4.14m x 3.00m)

Having a range of wall and base units with timber rolled edge work surfaces, sink and drainer unit with mixer tap, tiled splashbacks, built-in electric oven/grill, four ring gas hob with extractor hood over, space and plumbing for appliances, wall mounted gas fired central heating boiler, breakfast peninsular bar with display cabinets over, timber effect laminate flooring, strip lighting, ceiling fan with light, access to under stairs storage, uPVC double glazed window to rear and uPVC double glazed external door to the conservatory.

Conservatory

12' 8" x 9' 7" (3.87m x 2.91m)

Being of uPVC construction on a dwarf brick wall, timber effect laminate flooring and uPVC door to the garden.

FIRST FLOOR

Landing

Stairs rising to the first floor landing gives way to three bedrooms and the shower room and also having access to the airing cupboard.

Bedroom One

7' 6" x 12' 1" (2.29m x 3.68m)

Measurement to front of wardrobes. Having two uPVC double glazed windows to front, radiator and two double fitted wardrobes.



Bedroom Two

12' 1" x 8' 0" (3.68m x 2.44m)

Having uPVC double glazed window to rear, radiator and double fitted wardrobe.

Bedroom Three

9' 3" x 5' 5" (2.82m x 1.65m)

Having uPVC double glazed window to rear and radiator.

Shower Room

6' 8" x 6' 8" (2.04m x 2.02m)

Having a three piece suite comprising low level push button w.c, pedestal wash hand basin, double shower enclosure with thermostatic bar shower over, fully tiled walls, chrome heated towel rail, extractor fan and uPVC double glazed window to side.

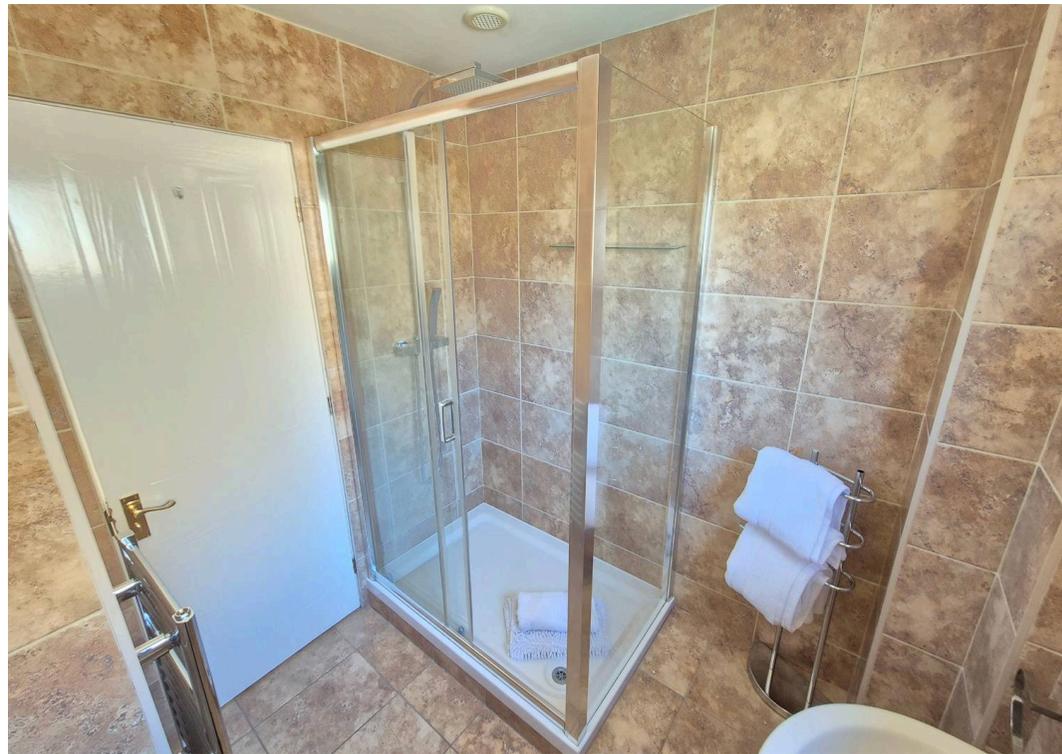
Rear Garden

The rear garden is being of low maintenance with paved area, dwarf brick wall, enclosed by timber close board fencing and side gates access.

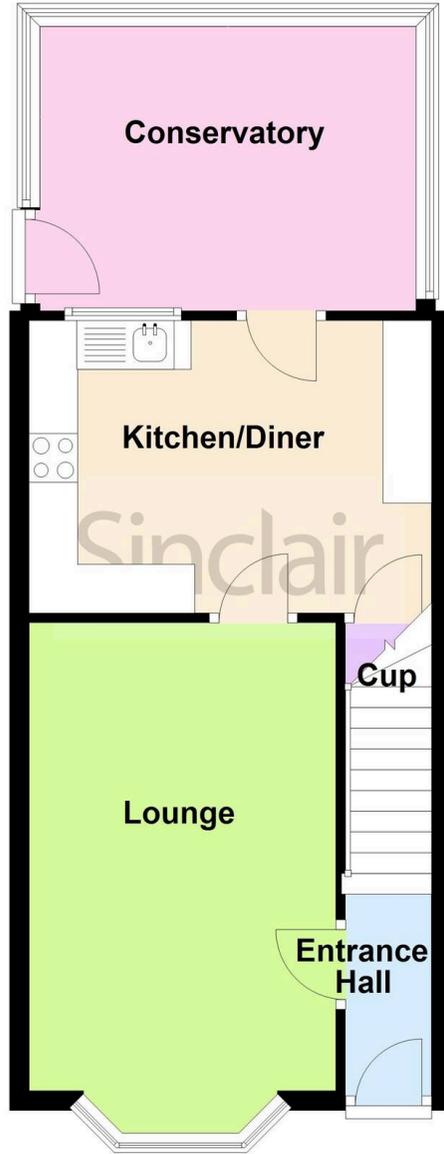
Driveway

Having a part tarmacadamed, part paved and stone driveway to the side with ample off road parking space, further slate shingling to the front with paved walk way to the front door under a canopy porch.





Ground Floor



First Floor





Sinclair Estate Agents

Sinclair Estate Agents, 3 Belvoir Road, Coalville - LE67 3PD

01530 838338

coalville@sinclairestateagents.co.uk

www.sinclairestateagents.co.uk/#/

Digital Markets Competition & Consumers Act 2024 (DMCC ACT) - The DMCC Act which came into force in April 2025 is designed to ensure that consumers are treated fairly and have all the necessary information required to make an informed purchase. Sinclair are committed to providing material information relating to the properties we market to assist prospective buyers when making a decision to proceed with a property purchase. It should be noted that all information will need to be verified by the buyers solicitors and is given in good faith from information obtained by sources including but not restricted to HMRC Land Registry, Spectre, Gov.uk and information provided and verified by our vendors.