Sinclair
8 The Limes, Ravenstone
£315,000

8 The Limes

Ravenstone, Coalville

This renovated three bedroom detached bungalow, occupying a sought after location within the popular commuter village of Ravenstone, comes to the market after having been modernised throughout. Boasting 2025 fitted boiler and 2026 fitted windows and doors, the property offers a detached garage, landscaped garden, modern kitchen, three bedrooms, shower room and lounge. Early viewings come highly advised in order to avoid disappointment.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C

- Three Bedrooms
- Detached Bungalow
- Detached Garage
- Modern Throughout
- Wow Factor
- Oak internal doors

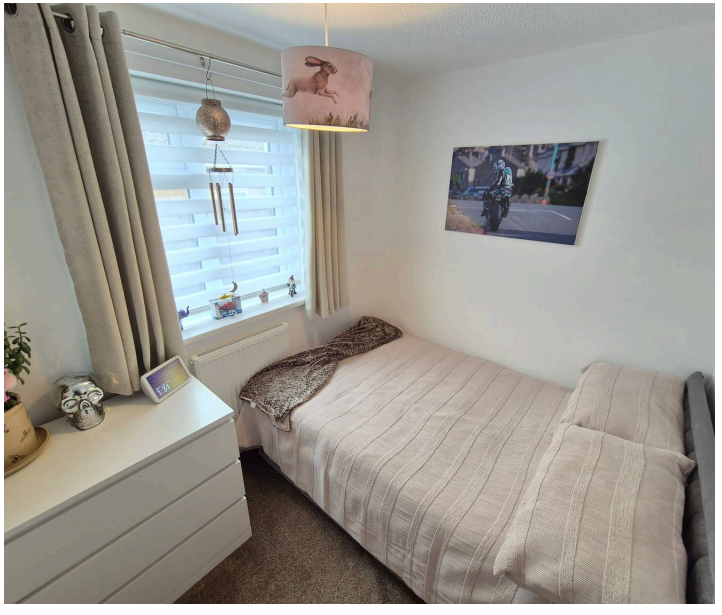
Entrance Hall
Entered via a composite front door with inset opaque double glazed panel and comprising solid oak flooring with an oak glazed internal door accessing the lounge.

Lounge
15' 8" x 11' 1" (4.78m x 3.38m)
Having uPVC double glazed window to front, electric effect cast iron log burner, atop a polished quartz hearth with floating oak mantle above.

Inner Hall
Having a solid oak flooring and providing access to the loft, which in turn enjoys a pull down ladder and is partly boarded.

Howdens Kitchen/Diner
14' 8" x 10' 3" (4.47m x 3.12m)
Inclusive of a modern range of wall and base units with solid quartz work surfaces, an integrated fridge, freezer, electric oven with further microwave oven, five ring induction hob with splash screen over and low profile extractor hood over a plinth heater. Also featuring a fitted washing machine and dishwasher respectively. Other benefits include a concealed gas fired central heating boiler, a sink and drainer unit with swanneck mixer tap and having tiling to splash prone areas, porcelain tiled flooring, uPVC double glazed window to front and an opaque uPVC door accessing the driveway.

Shower Room
8' 5" x 6' 3" (2.57m x 1.91m)
This three piece suite comprises a low level w.c, vanity wash hand basin, double walk in shower enclosure with waterfall style power shower and featuring a mirror fronted heated LED inset vanity cabinet with internal shaver point. Also having an airing cupboard, heated towel rail, part tiled walls, tile effect cushion flooring and an opaque uPVC double glazed window to rear.



Bedroom One
12' 2" x 9' 9" (3.71m x 2.97m)
Having mirror fronted sliding double wardrobe and uPVC double glazed window to rear.
Bedroom Two
10' 3" x 11' 6" (3.12m x 3.51m)
Having uPVC doubled glazed window to rear and mirror fronted double fitted sliding wardrobe.

Bedroom Three
7' 7" x 6' 7" (2.31m x 2.01m)
Having uPVC double glazed window to side.

Rear Garden

Accessible via the tandem tarmacadam driveway, the private rear garden enjoys a paved patio area with stone shingled edging giving way to a well maintained lawn, surrounded by shrubs and timber close board fence paneling.

GARAGE

Single Garage

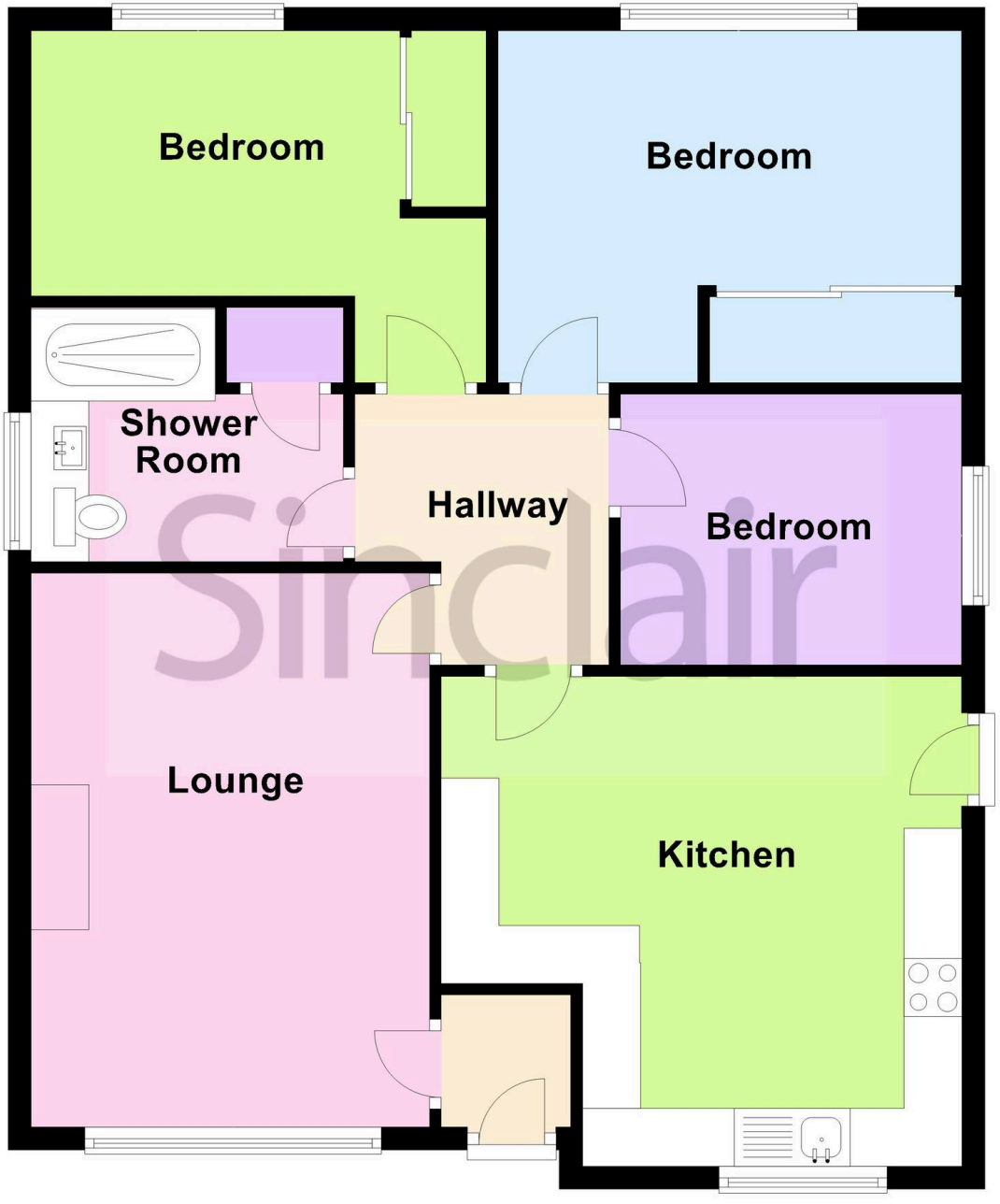
Entered via an up and over front door and benefiting from both light and power.

DRIVEWAY

2 Parking Spaces

A tarmacadam driveway offers off road parking for multiple vehicles and sits adjacent to a well maintained lawn facilitated by a waterpoint and giving way to the front door beneath the canopy porch. The driveway also accesses the detached garage via a raw iron gate.

Ground Floor



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