

Sinclair



20 Pollard Way, Ravenstone

£230,000

20 Pollard Way

Ravenstone

Occupying a CORNER PLOT, this EXTENDED THREE BEDROOM SEMI DETACHED HOME comes to the market offering a detached garage, extended dining room and low maintenance rear garden within a CUL-DE-SAC setting. Situated within the beautiful village of Ravenstone with a traditional village hall and within close proximity to Ashby-De-La-Zouch the property benefits from a semirural feel. In brief, the property enjoys an entrance porch, entrance hall, kitchen, lounge, dining room and conservatory to the ground floor with stairs rising to the first floor landing giving way to three bedrooms and the family bathroom. Early viewings come highly advised in order to avoid disappointment.

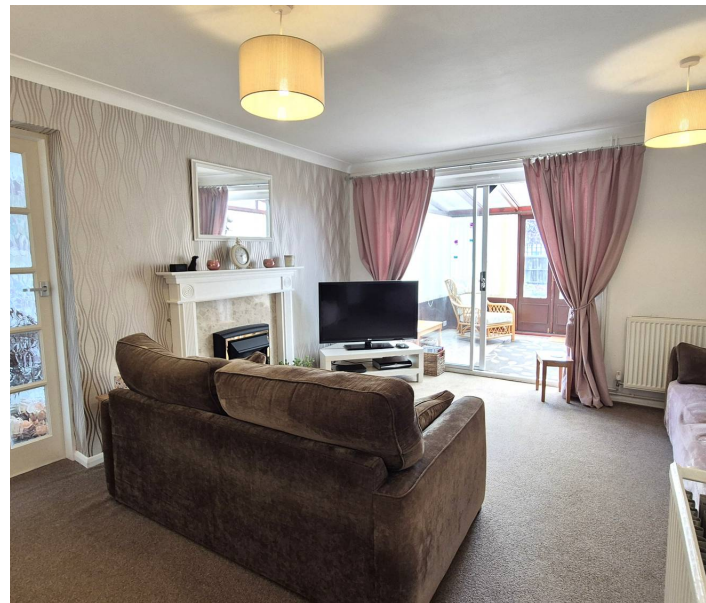
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Three Bedrooms
- Corner Plot
- Extended
- Conservatory
- Cul-De-Sac
- Detached Garage



GROUND FLOOR

Entrance Porch

Entered through a timber framed front door with an opaque inset double glazed panel and having ceramic tiled flooring, access to storage cupboard and giving way to the entrance hall via a timber framed door.

Entrance Hall

Comprising of the stairs rising to the first floor and timber effect laminate flooring, whilst providing access to both the lounge and kitchen respectively.

Kitchen

10' 1" x 7' 7" (3.07m x 2.31m)

Having a range of wall and base units with rolled edge work surfaces, a four ring gas hob with splashed screen and extractor hood over, built in oven and grill, space and plumbing for appliances, a sink and drainer unit, ceramic tiled flooring, coving and uPVC double glazed window to front.

Lounge

15' 1" x 13' 8" (4.60m x 4.17m)

Having coving, an electric effect fireplace on a polished granite surround and hearth and benefiting from access to under stairs storage.

Dining Room

12' 9" x 8' 9" (3.89m x 2.67m)

Having uPVC double glazed window to rear, coving and loft hatch.

Conservatory

10' 2" x 11' 7" (3.10m x 3.53m)

Being of timber framed double glazed construction with timber framed double doors accessing the private rear garden and having ceramic tiled flooring.



FIRST FLOOR

Landing

Stairs rising to the first floor landing gives way to the family bathroom and three bedrooms and comprises access to over stairs storage which includes the gas fired central heating boiler and also having a loft hatch.

Bedroom

6' 9" x 6' 4" (2.06m x 1.93m)

Having uPVC double glazed window to front.

Bedroom

9' 6" x 7' 1" (2.90m x 2.16m)

Having uPVC double glazed window to front.

Bedroom

9' 1" x 13' 7" (2.77m x 4.14m)

Having a uPVC double glazed window to rear.

Bathroom

7' 1" x 6' 3" (2.16m x 1.91m)

This three piece suite comprises a low level push button w.c, pedestal wash hand basin, panelled bath with a thermostatic mixer shower over and side splash screen, shaver point, timber effect laminate flooring, ceramic tiled walls, coving and opaque uPVC double glazed window to rear.



REAR GARDEN

Being mostly paved, the private rear garden includes a range of seating areas comprising paving and stone shingling with range of surrounding shrubs surrounded by close board fence panelling and having both a waterpoint and side gated access.

FRONT GARDEN

Having stone shingled area, side gated access and timber closed board fence panelling.

Driveway

A tarmacadam driveway offers off road parking for multiple vehicles.

Garage

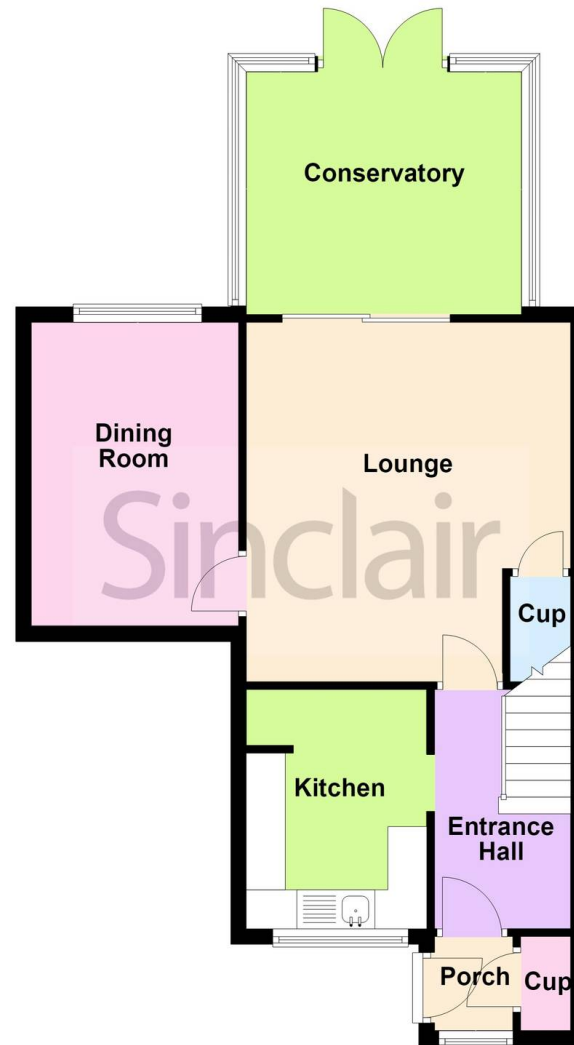
Having an up-and-over entrance door.



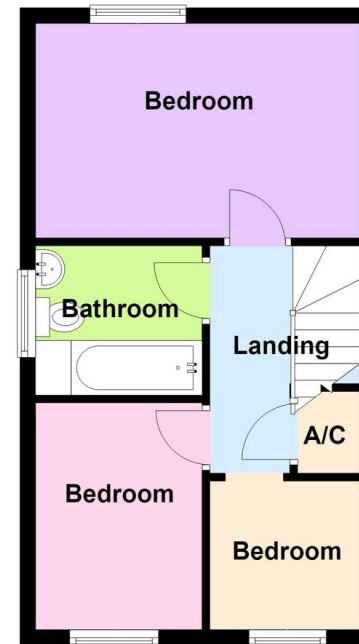




Ground Floor



First Floor





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