



Sinclair

3 Hospital Lane, Ravenstone, Leicestershire, LE67 2AJ

£550,000

01530 838338 [sinclairestateagents.co.uk](http://sinclairestateagents.co.uk)

## Property at a glance

- Extended Detached Family Home
- En-Suite & Family Bathroom
- Lounge & Dining Room
- Church Views
- Council Tax Band\*: E
- Four Good Sized Bedrooms
- Living Breakfast Kitchen
- Double Garage & Driveway
- Sought After Location
- Price: £550,000

## Overview

\*\* WOW FACTOR GUARANTEED \*\* This EXTENDED FOUR BEDROOM DETACHED FAMILY HOME situated in the sought after conservation area of Ravenstone comes to the market enjoying a super location and enjoys traditional styling with a modern twist. In brief the property comprises an entrance hall, bay fronted lounge, open plan living breakfast kitchen, separate dining room, ground floor cloakroom/wc and integral double garage to the ground floor with stairs rising to the first floor large open landing which can be used as office space/playroom with four good sized bedrooms including the en-suite shower room and four piece family bathroom. Externally, the property enjoys a generous garden to rear complete with a summer house and to the front ample off road parking is provided by a block paved driveway leading to the garage. EARLY VIEWINGS COME HIGHLY ADVISED. EPC RATING C.

## Location\*\*

Ravenstone is a small rural village with a population of 2149 and is situated within the National Forest. The centre of the village was designated a Conservation Area in 1973. It has a post office, shop, primary school, church and Public house. Archeological excavations carried out in 1981 to the south of the present village revealed the site of a Romano-British settlement. This area has since been returned to open fields and is now known as the Sence Valley Forest Park located between Ravenstone and Ibstock providing countryside walks and fishing lake. Nearest Airport: East Midlands (13.2 miles) Nearest Train Station: Loughborough (12.2 miles) Nearest Towns: Coalville (2.1 miles) Ashby-de-la-Zouch (3.9 miles) Nearest Motorway Access: M1 (J22) A/M42 (J13).



\*\* Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.



## GROUND FLOOR

### Entrance Hall

Entered via a solid oak front door and having accompanying solid oak flooring with adjacent timber framed double glazed windows and further uPVC double glazed windows and comprising coving, stairs rising to the first floor, control pad for alarm system, column radiator and ethernet point.

### Bay Fronted Lounge

11'2" x 20'8" (3.40m x 6.30m)

Enjoying a uPVC double glazed bay window to front with accompanying day seat with radiator under, coving, ceiling rose, inset ceiling speakers, wall lighting, uPVC double glazed French doors to rear, column radiator, ethernet point and Chesney stove log burner on a slate hearth with sandstone surround.

### Guest Cloakroom/WC

Comprising a low level push button w.c, vanity wash hand basin on a granite work surface with mono bloc mixer tap, natural limestone flooring, wall lighting, extractor fan and coving.

### Living Breakfast Kitchen

11'2" (widening to 14'6") x 21'2" (3.40m (widening to 4.42m) x 6.45m)

The Kitchen benefits from continued natural limestone flooring, a range of oak wall and base units with polished granite work surfaces, one-and-a-half bowl sink and drainer with swan neck mixer tap, five ring gas range with splash screen and extractor hood over, integrated dishwasher, uPVC double glazed window to front and also enjoying a uPVC double glazed bay window to rear with accompanying day seat with radiator under and adjacent uPVC double glazed French doors to rear.

### Dining Room

14'9" x 10'1" (4.50m x 3.07m)

Benefiting from engineered oak flooring, a column radiator, ethernet point, coving and aluminium framed bi-fold doors accessing the rear garden.

## FIRST FLOOR

### Open Landing

11'2" x 8'9" (3.40m x 2.67m)

Stairs rising to the first floor open landing gives way to the entire first floor accommodation and is currently utilised as a playroom/work from home study space and comprising inset down lights, ethernet point, uPVC double glazed window to rear and loft hatch.

### Bedroom One

14'7" x 19'6" (4.45m x 5.94m)

Enjoying a range of fitted wardrobes and drawer units (by Charnwood kitchens), ceiling mounted speakers, inset down lights and uPVC double glazed window to front.

### En-Suite Shower Room

14'8" x 5'7" (4.47m x 1.70m)

This three piece suite comprises a low level push button wc, oversized Calacatta marble wash hand basin and counter top set in vanity unit (made by Charnwood Kitchens) with plinth lighting, a double walk-in shower enclosure with matching wall tiling and thermostatic mixer waterfall shower tap with further hand held washer, extractor fan, inset down lights, ceiling speaker, two opaque uPVC double glazed windows to rear and two further Velux windows to rear. The en-suite is accessible via an oak pocket door via the main bedroom.

### Bedroom Two

11'5" x 15'7" (3.48m x 4.75m)

Enjoying two uPVC double glazed windows to front, fitted wardrobes (by Charnwood kitchens), inset ceiling speakers, ethernet point and coving.

### Bedroom Three

11'6" (widening to 13'6") x 11'3" (3.51m (widening to 4.11m) x 3.43m)

Enjoying two uPVC double glazed windows to front, ethernet point and coving.

### Bedroom Four

7'11" x 8'8" (2.41m x 2.64m)

Having coving, ethernet point and uPVC double glazed window to rear.

### Family Bathroom

9'5" x 5'0" (2.87m x 1.52m)

This four piece suite comprises a low level wc, bidet, pedestal wash hand basin with mixer tap, panelled bath with splash screen and thermostatic mixer waterfall shower tap over. Other benefits include coving, extractor fan, ceiling speakers, inset down lights, opaque uPVC double glazed windows to rear, limestone tiling and benefitting from a column radiator and oak flooring.

## OUTSIDE

### Private Rear Garden

An limestone flag paved patio area with slate shingled edging facilitated by side gated access, a timber shed and an area of raised timber decking which in turn gives way to raised timber sleepers providing access to a well maintained lawn surrounded by a rockery and a host of mature shrubs. A stone shingled path accessing a further area of raised decking gives way to the summer house and surrounded by timber board fence paneling and having a water point.

### Summer House

7'0" x 11'2" (2.13m x 3.40m)

Entered via timber framed French doors with adjacent timber framed window surrounding and power connected.

### Front

A private block paved driveway (giving vehicle access for the neighbour at number 1) and provides off road parking for multiple vehicles and gives way to a well maintained lawn which is bisected by pressed shingle front pathway accessing the front door with adjacent areas of slate shingling and having a host of mature shrubs whilst surrounded by a stone wall.

### Integral Double Garage

14'7" x 16'7" (4.45m x 5.05m)

Benefitting from both light and power and entered via an electric Hormann roller door, the garage also doubles up as utility space with a work surface and a range of wall and base units, space and plumbing for appliances, sink and drainer unit with swan neck mixer tap and the gas fired central heating boiler.



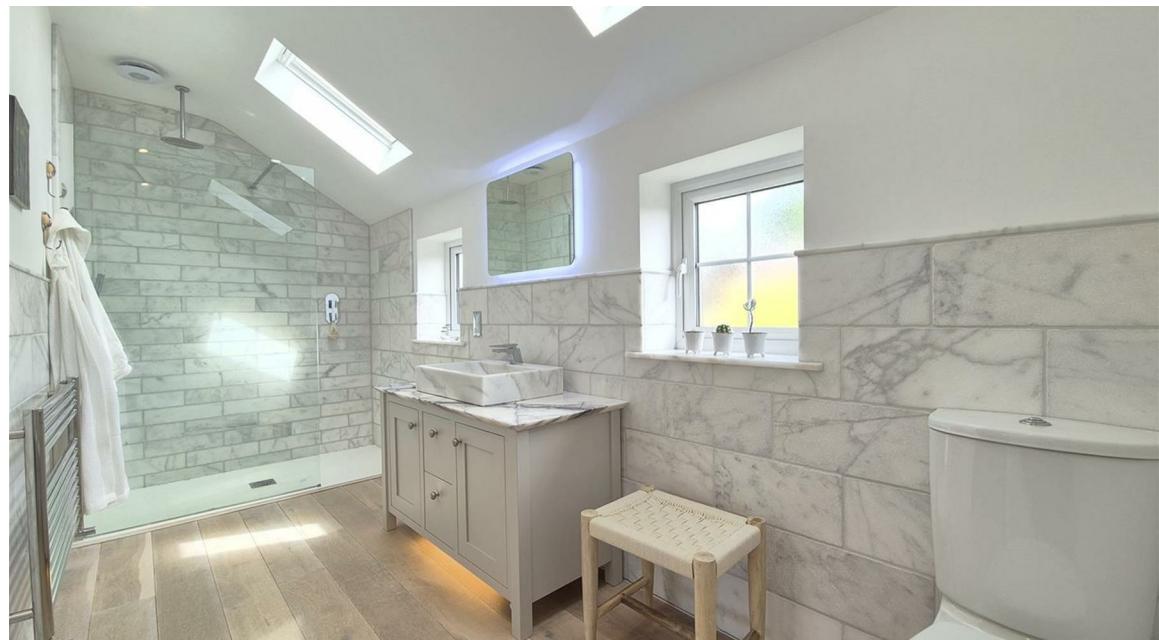
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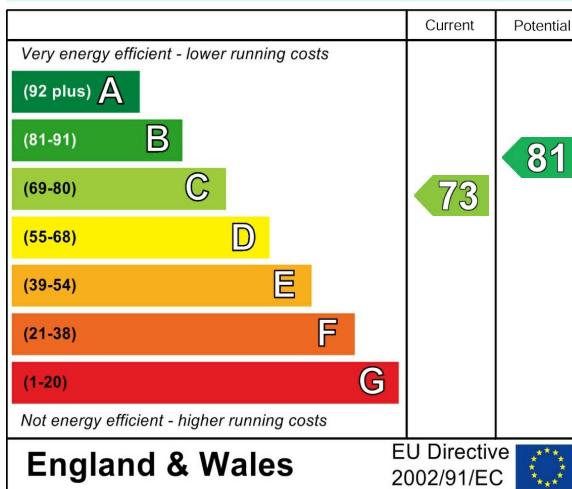
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## Energy Efficiency Rating



These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact.

Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

### Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

### Special Note To Buyers

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\* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

\*\* All distances have been taken from Google maps and must be taken as approximate.

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