



Sinclair

8 Church Lane, Ravenstone, Leicestershire, LE67 2AE

£195,000

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Property at a glance

- No Upward Chain
- First Floor Bathroom
- Conservatory
- Council Tax Band*: B
- Two Double Bedrooms
- Two Reception Rooms
- Sought After Location
- Price: £195,000

Overview

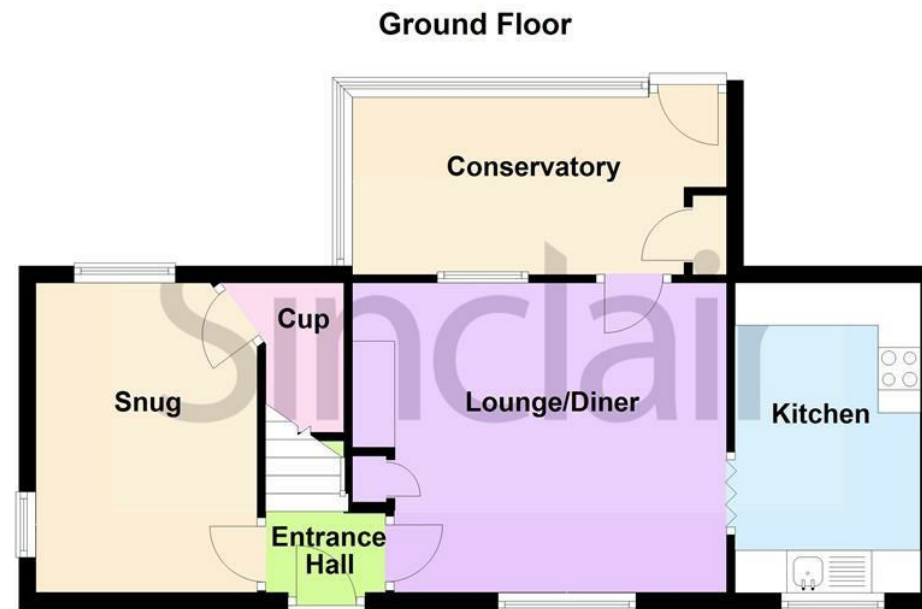
**** OFFERED WITH NO UPWARD CHAIN**** this TWO BEDROOM END COTTAGE comes to the market situated within the popular commuter village of Ravenstone and offers a wonderful opportunity to modernise the property to taste. In brief the property enjoys an entrance hall and two ground floor reception rooms with the addition of an expansive rear conservatory and kitchen respectively whilst stairs rising to the first floor landing gives way to the bathroom and two double bedrooms. Externally the property boasts a larger than average rear garden with a surrounding brick wall and enjoys a sunny aspect. Early viewings come highly advised in order to avoid disappointment. EPC RATING E.

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 Town: Coalville (2.1 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.



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Detailed Accommodation

GROUND FLOOR

Entrance Hall

Entered through a solid timber front door with inset opaque single glazed lead lined stained glass window, having timber effect vinyl flooring and stairs rising to the first floor.

Snug

9'10" x 11'9" (3.00m x 3.58m)

Enjoying a dual aspect with uPVC double glazed windows to side and rear, access to under stairs storage and wall lighting.

Lounge/Diner

11'8" x 12'1" (3.56m x 3.68m)

Enjoying a dual aspect with uPVC double glazed windows to front and rear, an Adam style gas fireplace with inset living flame with marble surround on a marble hearth, with recess shelving and a cabinet to either side and complimented by an array of exposed timber beams.

Kitchen

7'2" x 12'2" (2.18m x 3.71m)

Inclusive of a range of wall and base units with rolled edge worksurfaces, a four ring electric hob, electric oven/grill, sink and drainer unit, space and plumbing for appliances, tiled walls, timber effect vinyl flooring and a uPVC double glazed window to front.

Conservatory

14'3" x 6'8" (4.34m x 2.03m)

Enjoying quarry tiled flooring, a pitched polycarbonate roof and surrounded by uPVC double glazed windows to sides and rear, the conservatory gives way to the private rear garden via a uPVC framed rear door.

FIRST FLOOR

Landing

Stairs rising to the first floor landing gives way to two double bedrooms and the family bathroom and comprise two uPVC double glazed windows to rear and wall lighting.

Bedroom One

14'4" x 12'1" (4.37m x 3.68m)

Benefitting from dual aspect with uPVC windows to front and rear.

Bedroom Two

9'0" x 12'2" (2.74m x 3.71m)

Enjoying a dual aspect with uPVC double glazed windows to front and rear.

Bathroom

7'10" x 8'4" (2.39m x 2.54m)

Having white three piece suite including low level push button w.c, pedestal wash hand basin with mixer taps, a panelled bath with telephone style mixer over, ceramic tiled walls, timber effect vinyl flooring, airing cupboard housing the hot water cylinder and uPVC double glazed opaque window.

OUTSIDE

Private Rear Garden

Private and sunny aspect rear garden surrounded with part brick wall and part timber feather board fence panelling and enjoys a paved patio area leading to a raised rockery/flowerbed accessible via either a ramp or steps respectively and features a range of mature shrubs and trees amongst areas of stone shingling.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Fixture & Fittings

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

Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

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

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