

Leicester Road

Ravenstone, Coalville, LE67 2AR

John German





THIS MUST BE THE PLACE



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Ravenstone, Coalville, LE67 2AR

£220,000

A beautifully presented and characterful semi-detached home blending period charm with stylish modern living. Boasting spacious, well-proportioned interiors, an inviting open-plan layout, and a long private garden, this delightful property is perfectly suited to both everyday family life and entertaining. With attractive features throughout and countryside views to the front, this is a home that offers both comfort and timeless appeal.

Welcome to No. 75, a stylish traditional, beautifully presented and lovingly maintained. Step inside to a welcoming and spacious entrance hallway, featuring high ceilings and an elegant staircase with black spindles and a balustrade rail, leading to a generous first-floor landing. There is also useful storage beneath the stairs. To your right, you'll find a charming bay-fronted sitting room, complete with plantation-style shutters. The focal point of the room is a log-burning stove set on a rustic brick hearth, with a matching chimney breast. Period features continue with a picture rail running around the room and a classic-style radiator. At the heart of the home is a superb open-plan dining and sitting room, which flows seamlessly into the kitchen. This well-proportioned space features striking checkerboard flooring throughout, while a rustic brick-built fireplace provides a central focal point. A window overlooks the rear garden, and there is ample space for both seating and a dining table. The adjoining cottage-style kitchen is fitted with wall-mounted cabinets along two sides, complemented by timber work surfaces. It incorporates a porcelain double-bowl Belfast-style sink with mixer tap, space for an oven with extractor above, an integrated fridge-freezer, and additional space for a dishwasher. A uPVC double-glazed door leads directly out to the rear garden. Off the kitchen is a practical and well-proportioned utility/WC, fitted with a WC, work surface, inset sink with mixer tap, and space and plumbing for a washing machine.

Upstairs, the property offers two excellent double bedrooms, accessed via a landing with loft access and a fitted ladder to the attic space. Stripped pine doors lead to both rooms. The principal bedroom benefits from bespoke, full-height fitted wardrobes with additional cupboards above, providing excellent storage. From the window, there are delightful views across the road towards open fields and countryside. Bedroom two is another generous double room, enjoying views over the rear garden. The family bathroom is a sumptuous and luxurious space, featuring a traditional-style suite. It includes a corner shower cubicle with shower, a pedestal wash hand basin, WC, and a stunning freestanding roll-top bath with classic claw-and-ball feet.

Outside, the home sits well back from the road behind a service road which offers easy parking, the property boasts a long, private rear garden, mainly laid to lawn with a spacious patio area -ideal for outdoor entertaining. There is a useful external shed attached to the utility, offering excellent potential for extension or conversion into a garden room (subject to the necessary permissions). At the far end of the garden, an additional shed and gated access lead to a further garden area, perfect for a vegetable plot or additional storage.

Agents note: It is common for property Titles to contain Covenants; a copy of the Land Registry Title is available to view on request.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: On road

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband and type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: North West Leicestershire District Council / Tax Band B

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/20042026





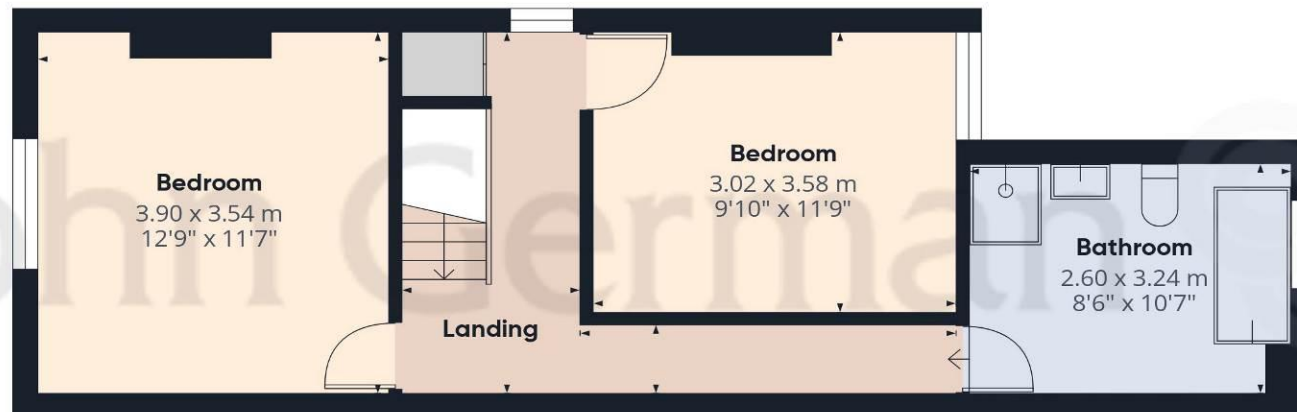


Ground Floor

Approximate total area⁽¹⁾

95.1 m²

1024 ft²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

John German

63a Market Street, Ashby-De-La-Zouch, Leicestershire, LE65 1AH

01530 412824

ashbysales@johngerman.co.uk



Ashbourne | Ashby de la Zouch | Barton under Needwood
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