ABODE
SALES & LETTINGS

Creswell Drive, Leicestershire, LE67 2AG

Asking Price £635,000



https://www.abodemidlands.co.uk/







An internal viewing is highly recommended to truly appreciate everything this exceptional home has to offer.

An impressive and versatile family home set on a generous 0.4-acre plot, this beautifully presented detached property is located in the highly sought-after village of Ravenstone.

The home welcomes you with an open entrance hall featuring a striking Canadian oak staircase. The spacious lounge includes a charming log burner, while the stylish, fully fitted kitchen flows seamlessly into the dining area, with bifold doors opening into a superb 14.9m conservatory. A separate utility room adds further practicality.

The ground floor also offers four well-proportioned bedrooms, two of which benefit from en suite shower rooms, alongside an additional shower room and a family bathroom. Upstairs, there is a further double bedroom with fitted wardrobes and an en suite shower room, as well as a loft room, eaves storage, and a useful store room with a window.

Outside, the property is surrounded by mature gardens to both the front and rear, with ample off-road parking, a double garage, and a workshop.

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HALL
Entrance door into the hall with radiators, wood effect flooring and a stunning stair case to the first floor.

LOUNGE
Feature log burner with hearth, upvc double glazed window and a radiator.

DINING AREA
Double glazed bifold doors into the conservatory, storage cupboard, radiator and open through the the kitchen.

KITCHEN
High specification fitted kitchen with granite work surfaces and breakfast bar. Fitted electric oven and seperate microwave oven/grill, integrated dishwasher, sink unit with quooker tap, two upvc double glazed windows and two radiators.

UTILITY ROOM
Fitted cupboards, sink unit, work surface, plumbing for a washing machine and space for a tumble dryer. Two storage cupboards, radiator and upvc double glazed window. .

CONSERVATORY
Five radiators, upvc double glazed windows and two sets of double doors onto the garden.

BEDROOM
Upvc double glazed window, fitted wardrobes, cupboards and drawers, radiator.

EN SUITE
Walk-in shower, vanity sink unit with wash hand basin and storage under, low flush wc, radiator and upvc double glazed window.

BEDROOM
Radiator and upvc double glazed window.

EN SUITE
Corner shower unit, vanity sink unit with wash hand basin and storage cupboard, low flush wc, radiator.

BEDROOM
Radiator and upvc double glazed window.

BEDROOM
Radiator and upvc double glazed window.

SHOWER ROOM
Enclosed shower, wash hand basin, low flush wc, radiator.

BATHROOM
Panel enclosed Jacuzzi bath, wash hand basin, low flush wc, radiator, airing cupboard and upvc double glazed window.

FIRST FLOOR LANDING
Upvc double glazed window.

BEDROOM
Wardrobes, two upvc double glazed windows and a door onto the flat roof (previous balcony area), radiator.

LOFT ROOM
Useful loft space with plenty of potential.

EAVES STORAGE
Useful storage space in the eaves.

STORE
Flexible space for a dressing area, office or walk-in wardrobe.



WORK SHOP
Access from the utility room or garage, plenty of storage space and potential to convert subject to the necessary planning.

DOUBLE GARAGE
Oversized double garage with power and lights.

OUTSIDE
Set on a 0.4 acre plot (approx). Mature lawns, plants, shrubs and trees. Plenty of seating areas for entertaining.



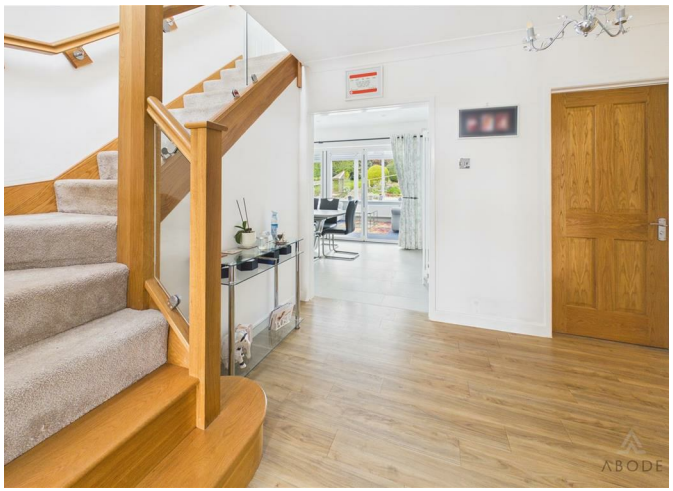

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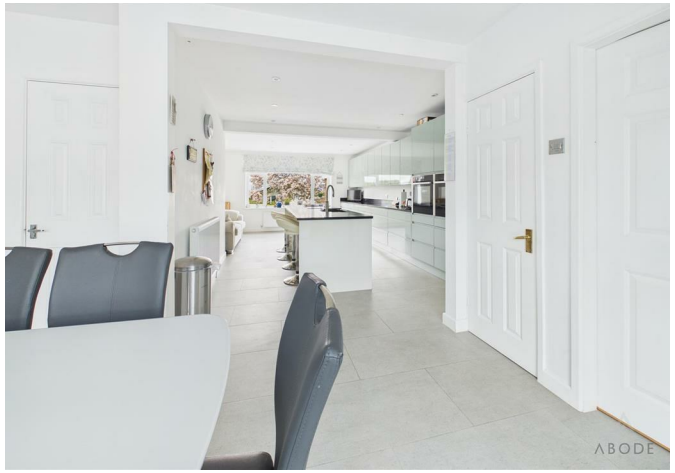



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AML Disclaimer - Derby/Swadlincote Office

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process.
All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds. Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners.

These checks may be requested during the offer process.

AML Compliance Fee: Abode Midlands Ltd charge a non-refundable fee of £30.00 inclusive of VAT per individual requiring identity verification. This applies to each purchaser and, where additional individual verification is necessary, any person providing gifted funds or otherwise contributing to the purchase.

The fee is payable in advance of the verification service commencing and covers the administration and processing of the relevant checks.
Verification is undertaken with the assistance of our appointed compliance provider, Thirdfort. These checks are undertaken for identity verification and anti-money laundering purposes and do not constitute an application for credit.

Additional documentation and enhanced due diligence may be required depending on the circumstances of the transaction, including the purchaser's financial arrangements and the origin of funds.

Abode Midlands Ltd will ordinarily require satisfactory completion of its due diligence procedures before issuing a Memorandum of Sale and formally progressing the transaction.

Where Abode Midlands Ltd is unable to complete legally required due diligence, we may be unable to proceed with the transaction.

PIF Disclaimer - Derby/Swadlincote Office

Property Particulars

These particulars have been prepared by Abode (Midlands) Limited in good faith, using information verified by the seller, property inspections and relevant third-party sources. Reasonable steps have been taken to ensure accuracy and disclose material information, although certain details may not have been independently verified and may be subject to change.

Measurements and Floor Plans

All measurements and floor areas are approximate. Floor plans are for illustrative purposes, may not be to scale and should not be relied upon for precise measurements.

Photographs and Illustrations

Photographs show the property's appearance at the time taken. Furniture and appliances shown may not be included. A.I. created images and digitally altered photographs are illustrative, with material alterations identified where appropriate.

Services and Installations

Unless stated otherwise, Abode has not tested any services, installations or appliances. Purchasers should obtain appropriate professional inspections where required.

Tenure and Legal Matters

Information concerning tenure, boundaries, rights of way, covenants, planning and building regulations is based on available information. Purchasers should ask their solicitor to verify these matters before entering into a binding contract.

Fixtures and Fittings

Only fixtures, fittings and contents expressly agreed as part of the sale are included.

General

Please contact Abode for clarification of any information important to your purchase. These particulars do not form part of a contract. Nothing in this disclaimer excludes any liability or consumer rights that cannot lawfully be excluded.

Service Charges and Management Fees

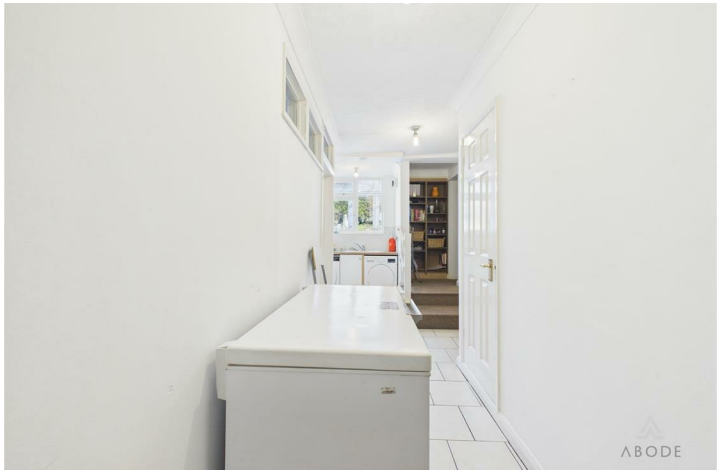
Modern and new-build properties may be subject to service charges or estate management fees. Purchasers should confirm details with their solicitor.














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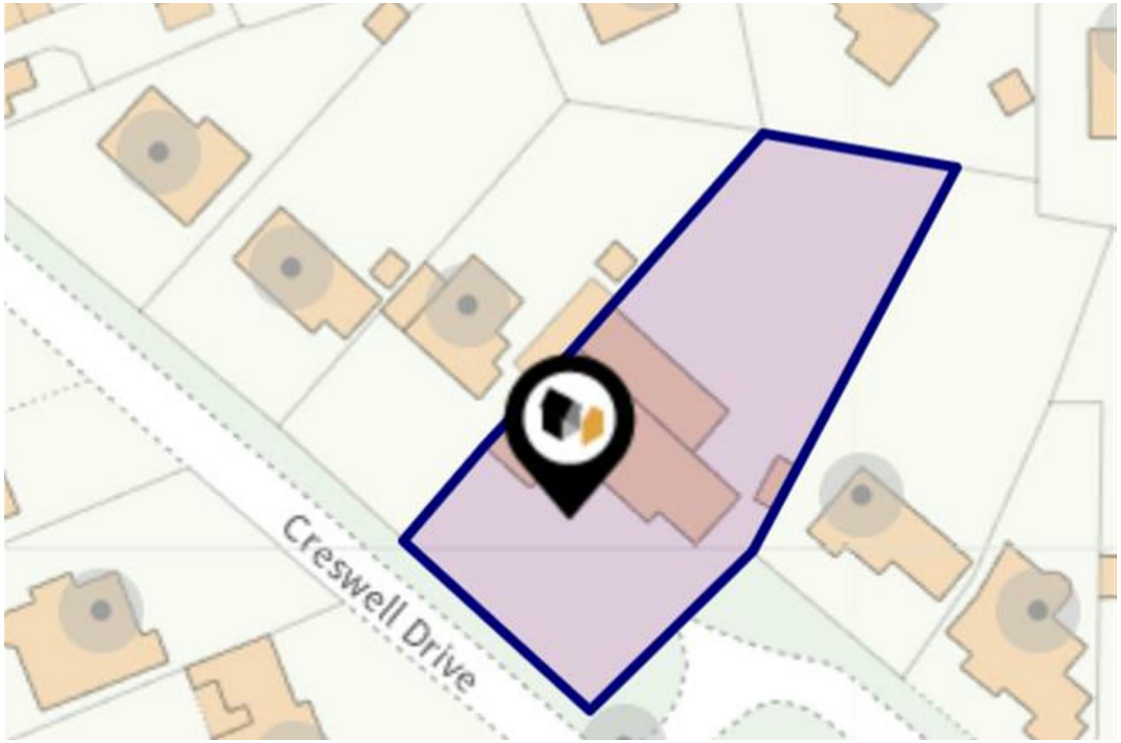











Creswell Drive





Floor 0

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Approximate total area(1)

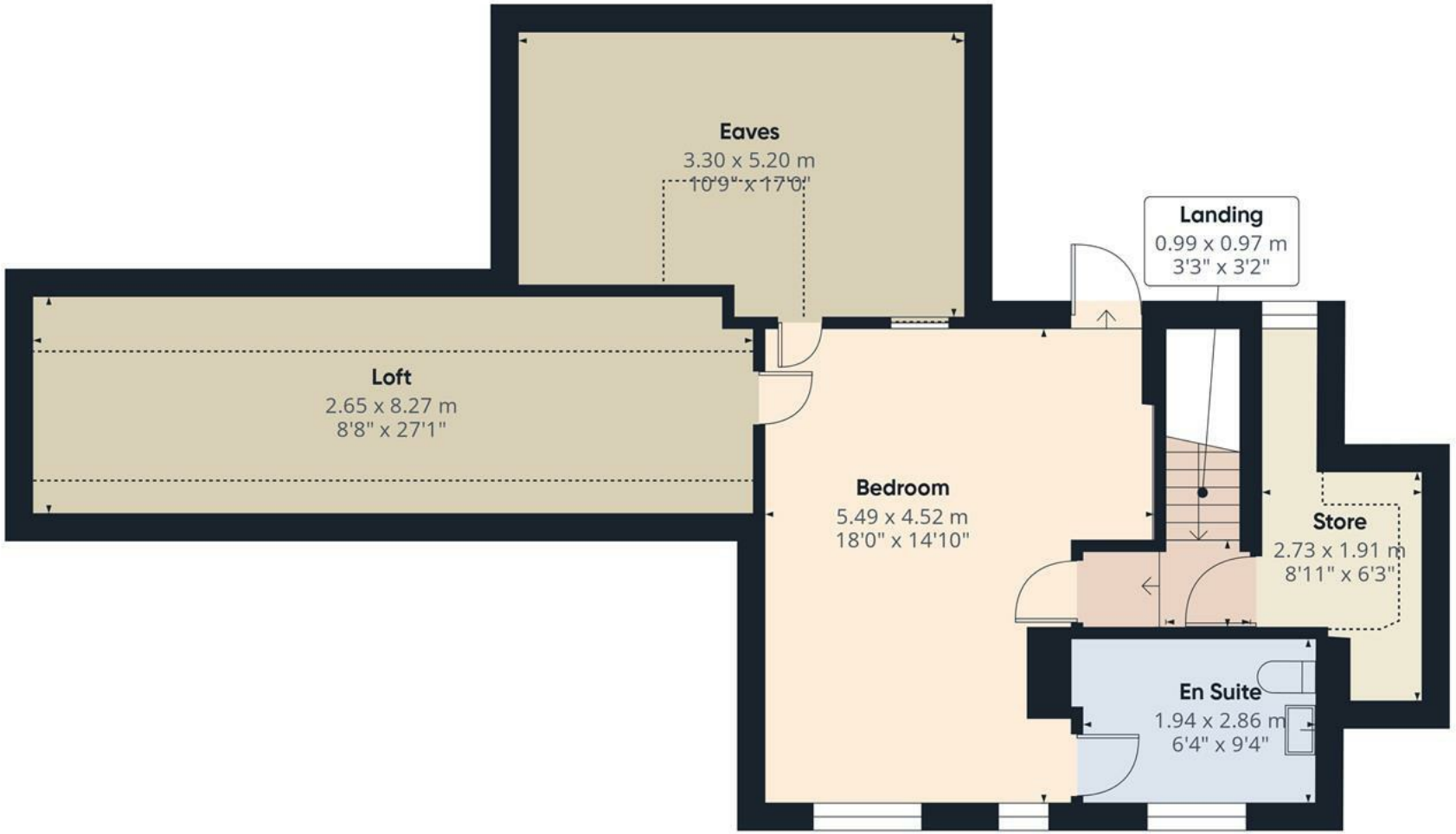
268.8 m²

2896 ft²

(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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Floor 1

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Approximate total area(1)

72 m²

774 ft²

Reduced headroom

23.9 m²

258 ft²

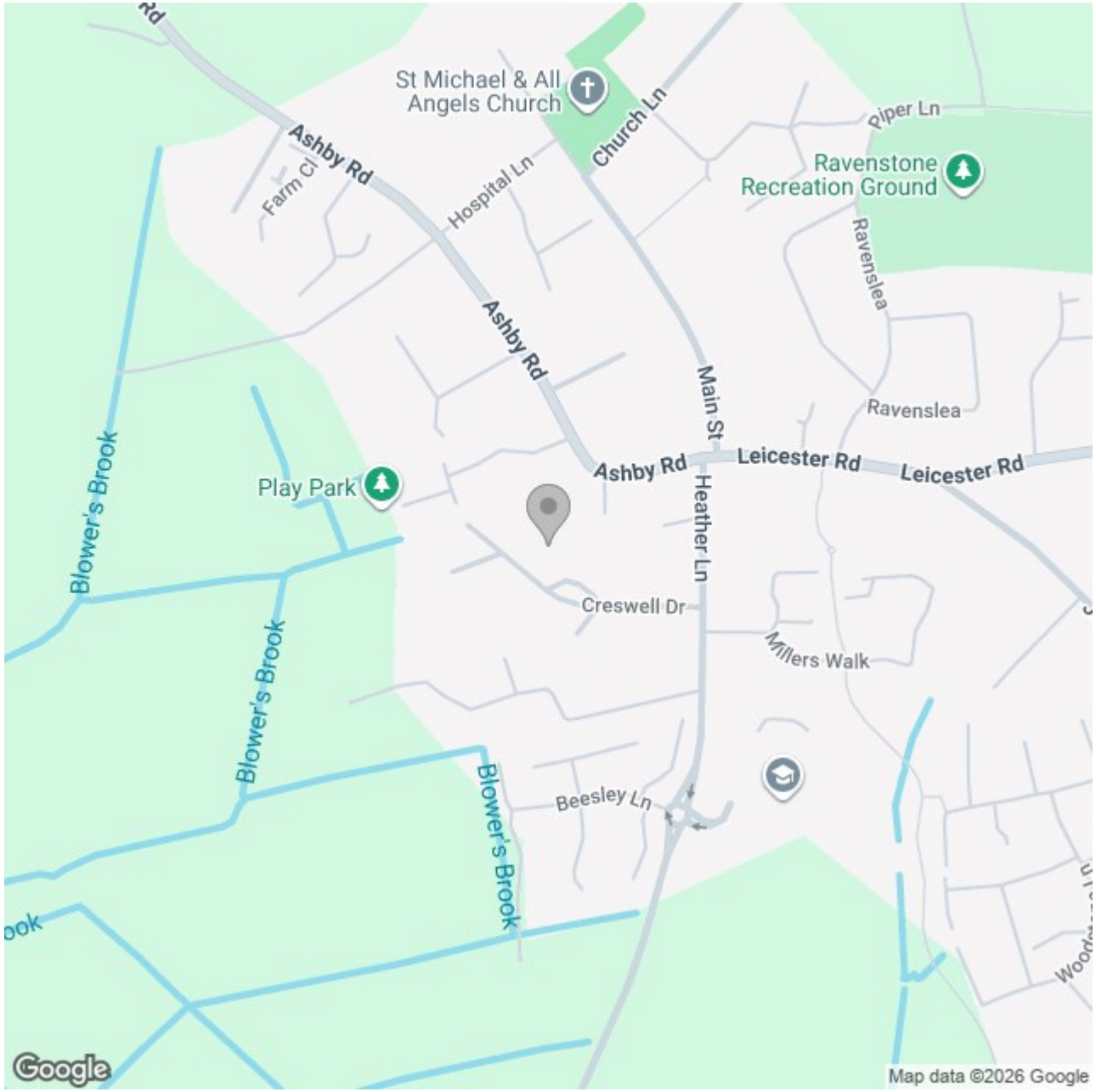
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.