



14 Raunstone Close, Ravenstone

£550,000

14 Raunstone Close

Ravenstone, Coalville

This FIVE BEDROOM, THREE STOREY DETACHED FAMILY HOME occupying a sought after location within the popular commuter village of Ravenstone, circa 1900 square feet deserves an internal inspection in order to appreciate the wealth of accommodation on offer. At a glance, the property enjoys an entrance hall, study/dining room, lounge with bi fold doors, open plan kitchen/diner with bi fold doors to the garden, utility room and w.c to the ground floor. Stairs rising to the first floor landing gives way to the family bathroom and three bedrooms including two separate en-suites along with stairs ascending to the second floor landing which offers two further double bedrooms and additional shower room. Externally, the property benefits from a landscaped garden to rear with expansive frontage offering off road parking for multiple vehicles and access to the single garage.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Five Double Bedrooms
- Three Shower Rooms & Family Bathroom
- Open Plan Kitchen/Diner
- Lounge & Study/Dining Room
- Sought After Village Location
- Landscaped Rear Garden
- Single Garage



GROUND FLOOR

Entrance Hall

Entered via a wooden front door with inset double glazed panel and comprising stairs rising to the first floor, access to under stairs storage and having porcelain tiled flooring.

Study

9' 6" x 11' 4" (2.90m x 3.45m)

Having double glazed window to front.

Lounge

20' 1" x 11' 7" (6.12m x 3.53m)

Enjoying dual aspect with aluminium bi fold doors to the rear and further double glazed window to front.

Guest Cloakroom

Comprising a low level push button w.c, wall mounted wash hand basin, continued flooring from the entrance hall, ceramic tiled splash backs, inset down lights and extractor fan.

Kitchen/Diner

12' 10" x 18' 4" (3.91m x 5.59m)

Enjoying an attractive modern range of wall and base units with complementary quartz work surfaces, one-and-a-half bowl sink and drainer unit with swan neck mixer tap, a breakfast bar peninsula hosting a Smeg five ring gas hob with extractor hood over, a range of integral appliances including a Smeg fridge/freezer, double oven/grill and further recently fitted dishwasher. Other benefits included aluminium framed bi fold doors to rear, double glazed window to rear, continuation of porcelain tiled flooring, LED lighting and inset down lights.



Utility Room

5' 4" x 7' 9" (1.63m x 2.36m)

Having continued flooring, rolled edge work surface with sink and drainer unit, space and plumbing for appliances, wooden side door accessing the driveway, extractor fan and featuring a concealed gas fired central heating boiler.

FIRST FLOOR

Landing

Stairs rising to the first floor landing gives way to three double bedrooms, two en-suites and the family bathroom and comprising airing cupboard housing the hot water cylinder, double glazed window to front and further stairs rising to the second floor.

Family Bathroom

5' 5" x 6' 8" (1.65m x 2.03m)

This three piece suite comprises a low level push button w.c, wall mounted wash hand basin with mono bloc mixer tap, panelled bath with tiling to splash prone areas, ceramic tiled flooring, extractor fan, inset down lights, shaver point and an opaque double glazed window to side.

Bedroom One

13' 7" x 11' 4" (4.14m x 3.45m)

Enjoying tow double fitted wardrobes and a double glazed window to rear.

En-Suite Bathroom

9' 7" x 6' 0" (2.92m x 1.83m)

This four piece suite enjoys a low level push button w.c, wall mounted wash hand basin with mono bloc mixer tap, panelled bath with part tiled walls, double shower enclosure with thermostatic mixer shower tap and recess shelving. Other benefits include a dual aspect with opaque double glazed windows to side and rear, ceramic tiled flooring, heated towel rail, extractor fan, inset down lights and shaver point.



Bedroom Two

13' 6" x 11' 9" (4.12m x 3.58m)

Having double glazed window to front.

En-Suite Shower Room

6' 2" x 4' 7" (1.88m x 1.40m)

This three piece suite comprises a low level push button w.c, wall mounted wash hand basin with mono bloc mixer tap, double shower enclosure with recess shelving and thermostatic mixer tap, part tiled walls, ceramic tiled flooring, extractor fan, inset down lights, shaver point and an opaque double glazed window to side.

Bedroom Three

11' 7" x 11' 3" (3.53m x 3.43m)

Having double glazed window to front.

SECOND FLOOR

Landing

Providing access to two double bedrooms and shower room.

Bedroom Four

13' 0" x 11' 9" (3.96m x 3.58m)

Enjoying a Velux window to rear, double glazed window to front, eaves storage and loft hatch.

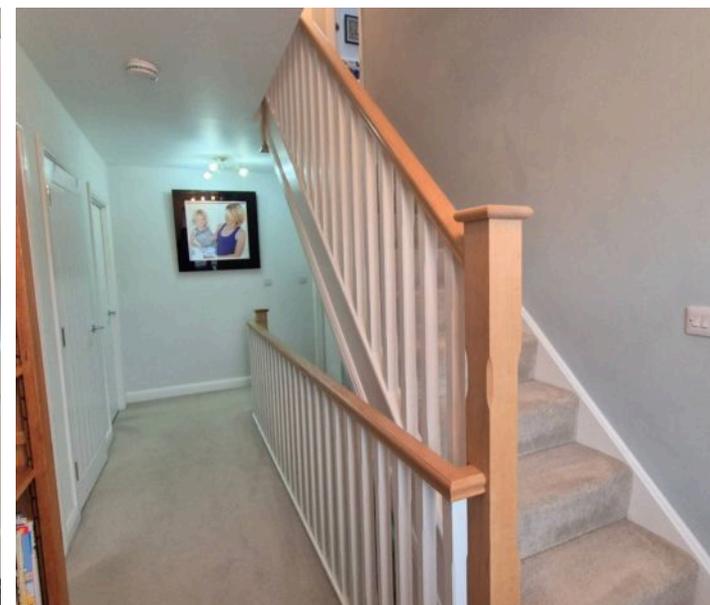
Bedroom Five

13' 0" x 9' 0" (3.96m x 2.74m)

Having access to eaves storage and having double glazed window to front.

Shower Room

This three piece suite comprises a low level push button w.c, wall mounted wash hand basin with mono bloc mixer tap, double shower enclosure with thermostatic mixer tap, part tiled walls, ceramic tiled flooring, extractor fan and inset down lights.



OUTSIDE

Private Rear Garden

Enjoying a sunny aspect, the rear garden benefits from an Indian flag, natural stone patio with slate shingled edging and facilitated by a water point and multiple external power points whilst being accessed via a side gate and enclosed by both timber feather board and timber close board fencing. The garden also enjoys a raised lawn with timber sleeper edges with part planted borders.

Garage

17' 9" x 8' 9" (5.41m x 2.67m)

Entered via an up-and-over entrance door with further personal door to rear and featuring rafters storage with both light and power.

Front

An extended block paved driveway offers off road parking for multiple vehicles and sits behind a well maintained privet hedge on a slate shingled bed and bisected by a tarmacadam walk way accessing the front door adjacent to an area of lawn.









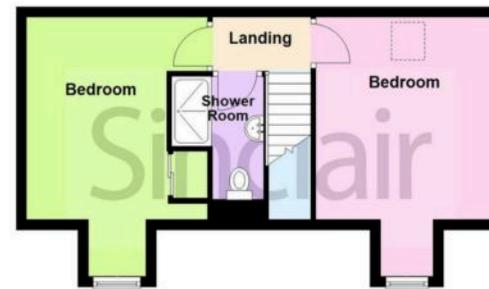
Ground Floor



First Floor



Second Floor





Sinclair Estate Agents

Sinclair Estate Agents, 3 Belvoir Road, Coalville – LE67 3PD

01530 838338

coalville@sinclairestateagents.co.uk

www.sinclairestateagents.co.uk/#/

Digital Markets Competition & Consumers Act 2024 (DMCC ACT) – The DMCC Act which came into force in April 2025 is designed to ensure that consumers are treated fairly and have all the necessary information required to make an informed purchase. Sinclair are committed to providing material information relating to the properties we market to assist prospective buyers when making a decision to proceed with a property purchase. It should be noted that all information will need to be verified by the buyers solicitors and is given in good faith from information obtained by sources including but not restricted to HMRC Land Registry, Spectre, Gov.uk and information provided and verified by our vendors.