

9 Stones Close

Ravenstone | LE67 2DP | Guide Price £400,000

ROYSTON & LUND

- Guide Price: £400,000 - £410,000
- Kitchen with Breakfast Bar & Roof Lights
- First Floor Family Bathroom
- Garage and Integrated Car Port
- Council Tax: E // EPC: C
- Three Bedroom Family Home
- Spacious Principle Bedroom with En-Suite
- Ground Floor WC
- Quiet Village of Ravenstone
- Freehold

















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Situated in the quiet and desirable village of Ravenstone, this three-bedroom family home offers spacious and versatile accommodation and is finished to an excellent standard throughout.
The accommodation begins with a welcoming entrance hall providing access to the living room, kitchen, separate reception room, ground-floor WC and stairs to the first floor. The spacious living room offers plenty of room for the whole family and features French doors opening directly onto the rear garden.

At the heart of the home is the impressive kitchen and dining room, fitted with a stylish range of base and wall units, generous worktop space and integrated appliances. A central island incorporates breakfast-bar seating, French doors open onto the garden, while the vaulted ceiling with multiple roof lights fills the space with natural light. There is also a separate utility room.
The additional reception room is currently arranged as a home office, making it ideal for remote working, although it could also be used as a snug, playroom or occasional bedroom. A convenient WC completes the ground-floor accommodation.

To the first floor are three well-proportioned double bedrooms. The substantial principal bedroom features fitted wardrobes, a dressing area and its own private en-suite shower room. The two remaining bedrooms are served by a modern family bathroom comprising a bath, wash basin and WC.

Outside, the property benefits from a generous driveway providing ample off-road parking. A gated car port leads through to a detached single garage positioned at the rear. The enclosed garden features a paved patio with a timber pergola, beyond this lies a lawn surrounded by established trees and planting.

For more information: https://reports.sprift.com/property-report/?access_report_id=5513156

**Property may be subject to estate charge. Please ask solicitors for more details.

Freehold

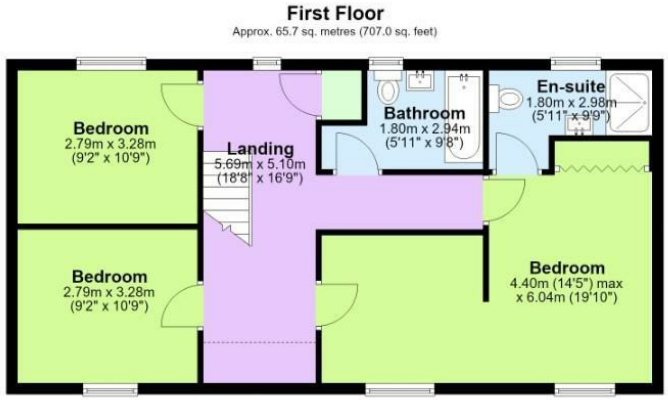
Ground Floor

Approx. 90.8 sq. metres (977.8 sq. feet)



First Floor

Approx. 65.7 sq. metres (707.0 sq. feet)



Total area: approx. 156.5 sq. metres (1684.8 sq. feet)

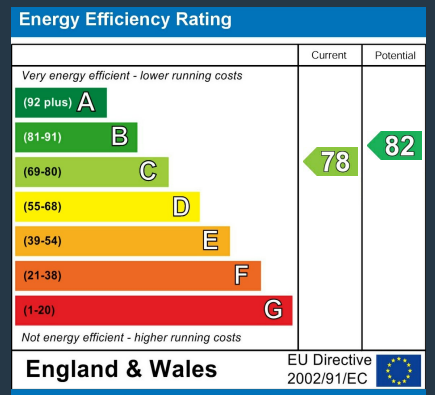
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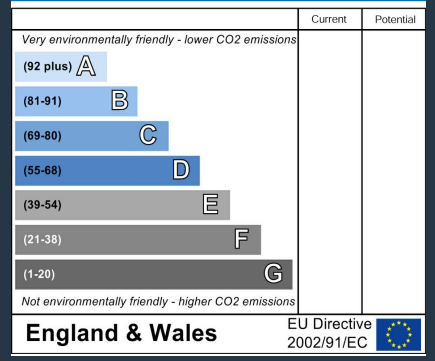
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EPC





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