

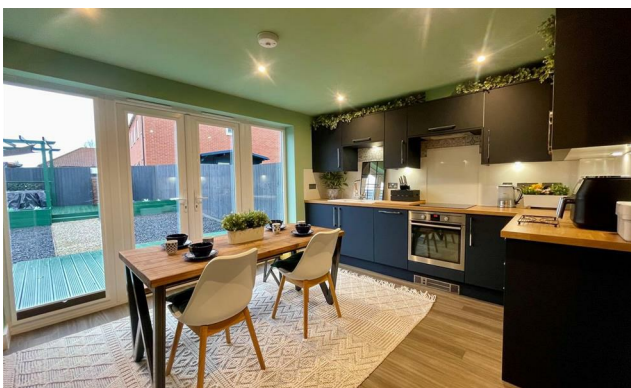


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37 Woodstone Lane

Ravenstone, Coalville LE67 2DT

Offers Around £250,000



Here is a rare opportunity to acquire a freehold end mews residence situated within a highly sought-after residential development, constructed by the highly reputable Davidsons Homes and enjoying first class appointments throughout.

Internal inspection of this impeccably presented and stylishly designed home is absolutely imperative to fully appreciate the deceptively spacious accommodation on offer. Ideally suited to discerning first-time buyers, second-time purchasers, downsizers, or investors, the property occupies a pleasant cul-de-sac position within this popular location.

The accommodation briefly comprises:

An entrance hallway with staircase rising to the first floor, a delightful lounge, and a most impressive dining kitchen fitted with a comprehensive range of attractive contemporary units. Integrated appliances include a built-in oven, hob and extractor, dishwasher, microwave, and washing machine, complemented by a built-in breakfast bar. French patio doors open directly onto a spacious decking area, creating an ideal space for alfresco dining and entertaining. A cloakroom/WC is conveniently located off the kitchen.

To the first floor, there is a landing, three well-proportioned bedrooms, with the primary bedroom benefiting from built-in wardrobes and direct access to the bath/shower room. The bathroom is fitted with a beautiful white four-piece suite, offering both bath and separate shower facilities.

Externally, the property features a deep tarmac driveway providing off-road parking for two vehicles. Rear pedestrian access leads to a good-sized, fully

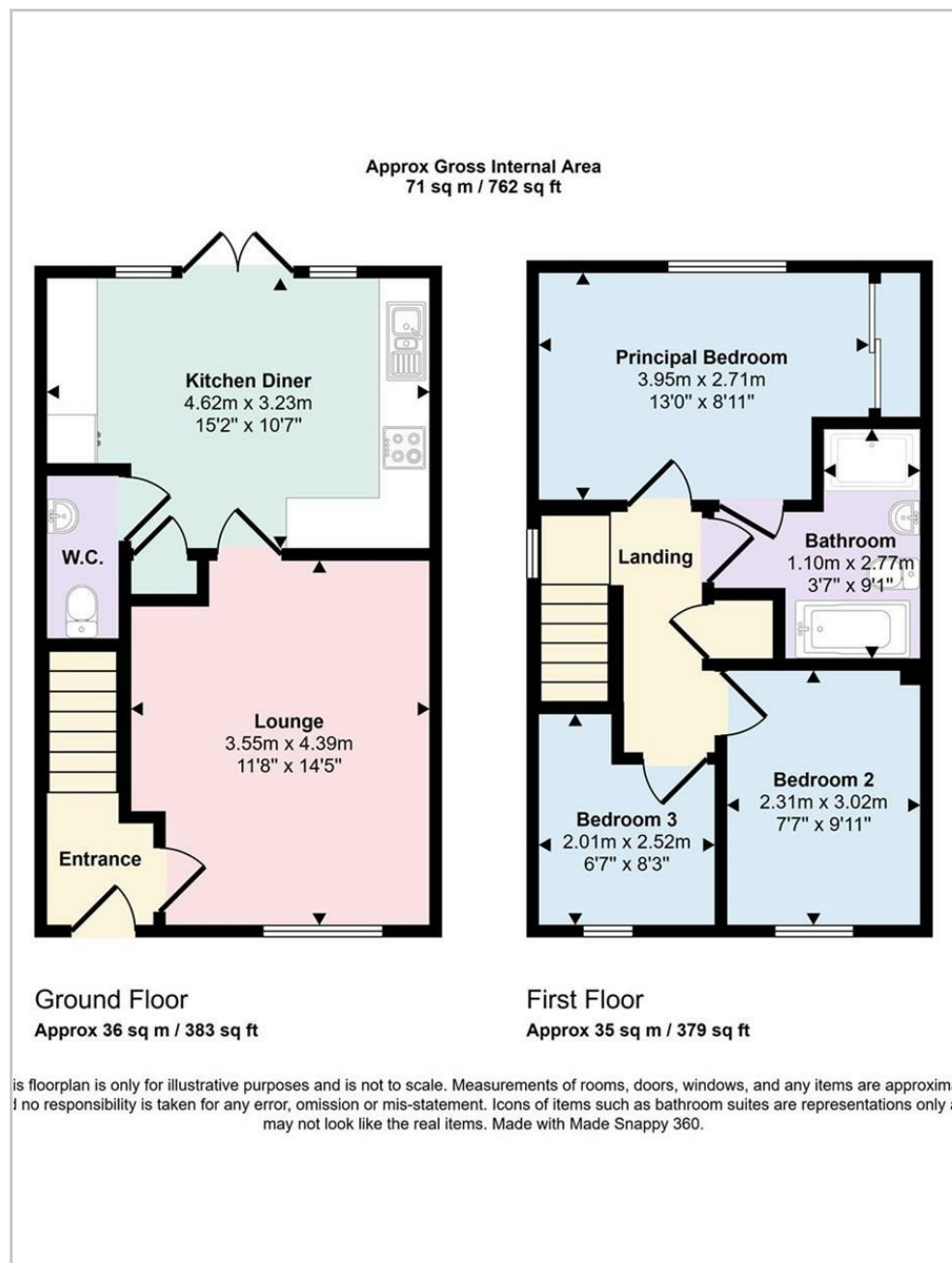
enclosed, low-maintenance rear garden, incorporating two raised decking areas, perfect for outdoor enjoyment.

Overall, this is a stunning home, meticulously maintained and presented, and represents an exceptional opportunity within a highly desirable development. Early viewing is strongly recommended – definitely not one to be missed.

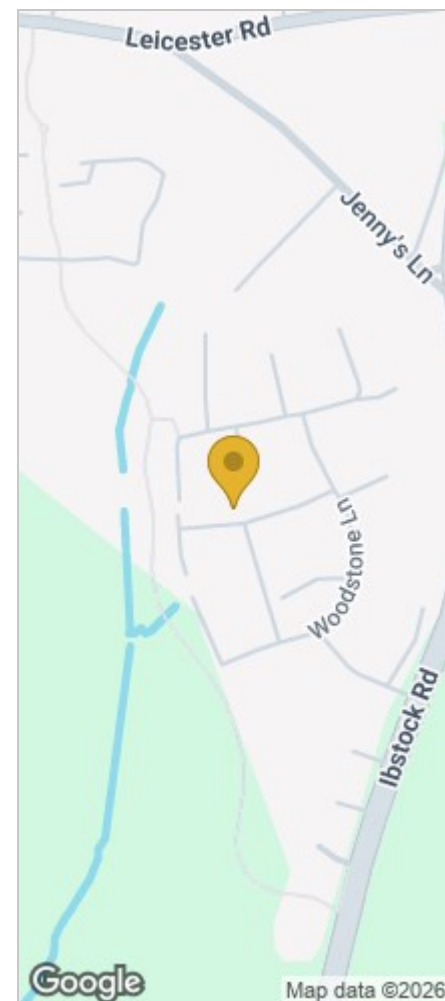
- **Rare opportunity to acquire a freehold end mews residence on a highly sought-after Davidsons Homes development**
- **Enjoying a quiet cul-de-sac position within the popular village of Ravenstone**
- **Impeccably presented and stylishly designed throughout with deceptively spacious accommodation**
- **Ideally suited to first-time buyers, second-time purchasers, downsizers, or investors**
- **Attractive lounge leading to a stunning open-plan dining kitchen with contemporary fitted units**
- **Kitchen includes integrated oven, hob, extractor, dishwasher, microwave and washing machine, plus a breakfast bar**
- **Three well-proportioned bedrooms, with the primary bedroom featuring built-in wardrobes**
- **Elegant four-piece family bathroom incorporating both bath and separate shower**
- **Driveway parking for two vehicles and a fully enclosed, low-maintenance rear garden with two raised decking areas**
- **North West Leicestershire council tax band C, EPC Rating - B**



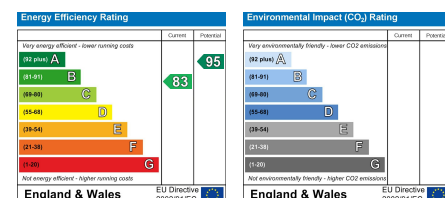
Floor Plan



Area Map



Energy Efficiency Graph



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These particulars do not constitute an offer contract and have been prepared for guidance only, and must not be relied upon as statement of fact. Area measurements or distances are given as guidance only and are not precise. Boundaries are subject to verification. Appliances and fittings have not been tested. Floor plans are not drawn to scale. The inclusion of any fixtures and fittings are subject to the vendor's confirmation, subject to contract. Internal photographs may well show furnishings, fixtures and fittings which are not included in the sale.



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