59 Coalville Lane, Ravenstone

£235,000

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Ravenstone, Coalville

This THREE BEDROOM SEMI DETACHED FAMILY HOME occupying a sought after location within the popular commuter village of Ravenstone comes to the market OFFERED WITH NO UPWARD CHAIN and in brief comprises, an entrance hall which gives way to a 16’1” lounge and kitchen/diner respectively with stairs rising to the first floor landing giving way to three bedrooms and the family bathroom. Externally, the property enjoys a 20’7” garage, a private rear garden and ample frontage able to accommodate off road parking for multiple vehicles.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- No Upward Chain
- Three Bedrooms
- Kitchen/Diner
- 16'1" Lounge
- 20'7 Garage
- Close To Amenities

GROUND FLOOR

Entrance Hall
Entered via a uPVC front door and comprising an inset footwell, stairs rising to the first floor landing and having timber effect LVT flooring.

Through Lounge
16' 1" x 10' 6" (4.90m x 3.20m)
Having a uPVC double glazed window to front, timber effect LVT flooring, wall lighting and an electric feature fireplace whilst giving way to the kitchen/diner.

Kitchen/Diner
9' 2" x 13' 8" (2.79m x 4.17m)
Inclusive range of wall and base units, a one and a half bowl sink and drainer unit with swan neck mixer tap, tiled splashbacks, timber effect LVT flooring, a four ring gas hob with extractor hood over and splash screen, electric double oven and grill, access to understairs storage and having uPVC double glazed window to rear adjacent to a uPVC double glazed door which accesses the private rear garden.

FIRST FLOOR

Landing
Stairs rise to the first floor landing giving way to three bedrooms and the family bathroom and comprises an airing cupboard which houses the gas fired central heating boiler and loft hatch.

Bedroom One
9' 2" x 13' 8" (2.79m x 4.17m)
Having uPVC double glazed window to rear.

Bedroom Two
10' 1" x 7' 2" (3.07m x 2.18m)
Having uPVC double glazed window to front.

Bedroom Three
7' 1" x 6' 4" (2.16m x 1.93m)
Having uPVC double glazed window to front.

Bathroom
5' 7" x 7' 1" (1.70m x 2.16m)
This three piece suite comprises a low level push button w.c, pedestal wash hand basin with tiled splashbacks, panelled bath with splash screen and electric shower over, part tiled walls, tile effect vinyl flooring, an extractor fan and having an opaque uPVC double glazed window to side.

Rear Garden

The sunny aspect rear garden is mostly laid to lawn with a host of flower beds, a paved patio area and surrounded by timber feather closed board fencing.

Driveway

A tarmacdamed driveway offers off road parking for multiple vehicles and sits adjacent to an area of stone shingling and giving way to the front door via a paved walkway.

Garage

20'7" x 8'7" Entered through an up-and-over entrance door, rear personal door, uPVC double glazed window to rear and having light and power.

Ground Floor
Kitchen/Diner
Cup
Lounge
Entrance Hall
Garage
Sinclair
First Floor
Bedroom
Landing
Bathroom
A/C
Bedroom
Bedroom

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