

7 Woodstone Lane,
Ravenstone,
Leics, LE67 2DT

£580,000

GENERAL







Front
An attractive traditionally styled brick-built home with an elegant frontage, established planting and a generous private driveway providing ample off-road parking and access to the detached double garage.

Galleried Hallway
A welcoming entrance hallway with tiled flooring, staircase rising to the first floor and doors leading to the principal ground-floor accommodation.

Sitting Room
A beautifully proportioned reception room with a feature fireplace, attractive bay window and ample space for comfortable seating. An inviting room for relaxing with family or entertaining guests.

Snug / Dining Room
A versatile additional reception room, currently offering excellent flexibility for use as a cosy snug, formal dining room, children's playroom or home office.

Kitchen / Dining / Sitting Room
The heart of this impressive family home. A spacious, beautifully extended open-plan living area combining a stylish fitted kitchen with a central island, breakfast seating and a range-style cooker, alongside generous space for informal seating and family dining.

The dining extension is particularly attractive, with a large roof lantern flooding the room with natural light and bi-fold doors opening directly onto the rear garden. A wonderful space for everyday family life and entertaining.

Utility Room
A useful separate utility area providing additional practical space away from the main kitchen.

WC
Conveniently positioned cloakroom serving the ground-floor accommodation.

Galleried Landing
A spacious first-floor landing with an attractive galleried outlook over the staircase and hallway, providing access to all four bedrooms and the family bathroom.

Bedroom One
A generous principal bedroom offering comfortable double-bedroom accommodation, complemented by a dedicated dressing area and private en-suite bathroom.

En Suite
A well-appointed private bathroom serving the principal bedroom.

Bedroom Two
A spacious and comfortable double bedroom with room for freestanding bedroom furniture.

Bedroom Three
A further well-proportioned double bedroom

Bedroom Four
A generously sized fourth bedroom, equally suited to use as a child's bedroom, nursery or dedicated home office.

Family Bathroom
A well-presented family bathroom with bath and separate shower conveniently positioned to serve the additional bedrooms.

Rear Garden
An attractive enclosed private rear garden providing a private outdoor setting for relaxing, dining and entertaining, with direct access from the extended living accommodation.

Double Garage
A useful detached garage with an integral workshop, offering excellent space for vehicle parking, storage, hobbies or general household use.

Offer Procedure
Offer Procedure - If you are obtaining a mortgage on this property, one of our qualified mortgage consultants can contact you to qualify the offer on behalf of our vendors.

In order to satisfy money laundering regulations Fox Country Properties Ltd are required to carry out checks to verify each parties identity and funding.

Mortgages
Independent Mortgage advice is available through this office. If you wish to speak to our Independent Financial Adviser, please call our office to arrange an appointment.

Thinking Of Selling?
As a proudly independent estate agency, we combine extensive local knowledge with a genuinely personal approach to moving home.

Our experienced team is committed to providing honest advice, proactive communication and attentive service from your first enquiry through to completion.

For sellers, we bring together carefully considered marketing and skilled negotiation to achieve the best possible result.

For buyers, we take the time to understand what matters most and help you find the right home. Thinking of selling? Contact our team to arrange a no-obligation market appraisal.

Notes For Purchasers
Notes For Purchasers - While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

(1) MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

(2) These particulars do not constitute part or all of an offer or contract.

(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(4) Potential buyers are advised to recheck the measurements before committing to any expense.

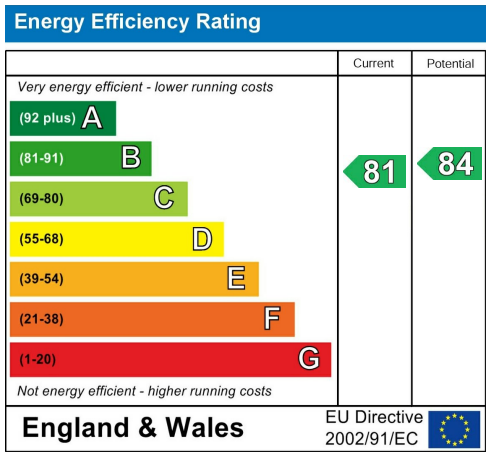
(5) Fox Country Properties Ltd has not tested any apparatus, equipment, fixtures, fittings, or services and it is in the buyer's interests to check the working condition of any appliances.

Opening Hours
MONDAY - FRIDAY : 9:30am - 17:00pm

SATURDAY : 9:30am - 13:00pm

SUNDAY - Closed

















Total area: approx. 206.2 sq. metres (2219.4 sq. feet)

The Property Ombudsman

Important Notice: Fox Country Properties Limited, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Country Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

FOX

5 Market Place, Market Bosworth, Nuneaton, Warwickshire CV13 0LF
Sales: **01455 890898**

41 High Street, Kibworth Beauchamp, Leicester LE8 0HS
Sales: **0116 2796543**

foxcountryproperties.co.uk