

Appletree Close
Ravenstone, Coalville, LE67 3QD

John
German



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£250,000

This gorgeous contemporary three-bedroom semi-detached home offers stylish modern living in a peaceful edge-of-development setting. With off-street parking, generous interiors and a beautifully landscaped south-facing garden, the property perfectly balances everyday comfort with effortless entertaining—ideal for modern family life or professional buyers seeking space and privacy.



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Step inside to a welcoming reception hall where the first impression is one of light and space. High ceilings run throughout the ground floor, creating an unusual sense of height and openness rarely found in modern homes. The front living room is a calm and inviting retreat, enhanced by a wide bay window that fills the space with natural light-perfect for relaxing evenings or quiet mornings.

To the rear, the home opens up into a superb full-width open-plan kitchen and dining space designed with both style and social living in mind. Sleek high-gloss cabinetry, contrasting worktops and metro-style tiling provide a contemporary finish, while integrated cooking appliances and generous storage make it as practical as it is attractive. There is ample space for a large family dining table, making this the natural heart of the home, with direct access out to the garden-ideal for entertaining friends or enjoying indoor-outdoor living during the warmer months.

A separate utility room sits neatly off the kitchen, keeping everyday tasks tucked away, with additional storage and direct garden access. A stylish ground-floor cloakroom completes the level.

Upstairs, the sense of space continues with high ceilings and a light, airy landing. The principal bedroom is a peaceful sanctuary, featuring a contemporary panelled feature wall and a private en-suite shower room with an oversized double enclosure and modern fittings. Two further bedrooms offer flexibility for family, guests or home working.

The family bathroom is finished in a clean, modern style with a bath and overhead mains shower, complemented by full-height feature tiling.

The rear garden has been thoughtfully landscaped to maximise enjoyment throughout the day. A paved patio leads to a raised decked terrace-perfect for al fresco dining, summer gatherings or simply relaxing in the sun-while a lawned area provides space for play or gardening. The southerly aspect ensures the garden is bathed in sunlight from morning through to evening.

Agent note: This property is located in a former mining area.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard **Parking:** Driveway **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Mains gas (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: North West Leicestershire District Council / Tax Band C

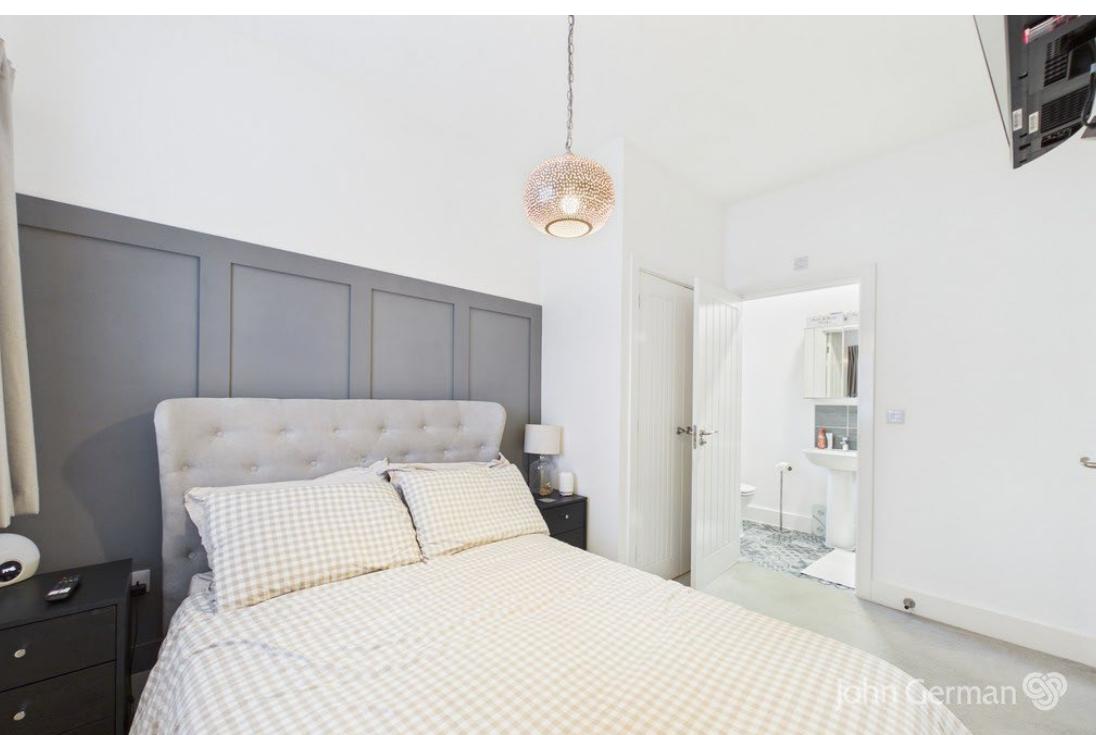
Useful Websites: www.gov.uk/government/organisations/environment-agency

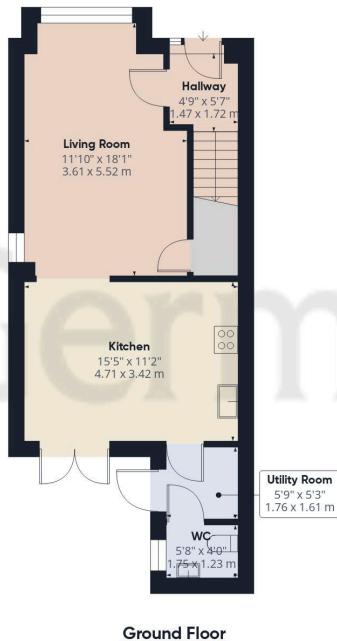
Our Ref: JGA04022026

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Approximate total area⁽¹⁾

860 ft²

80 m²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1



Agents' Notes

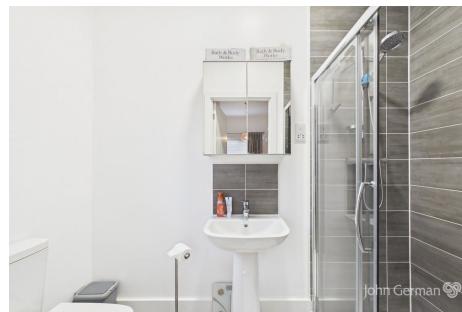
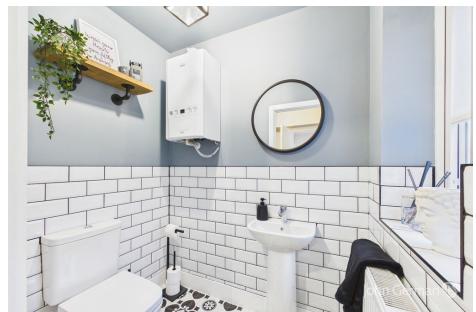
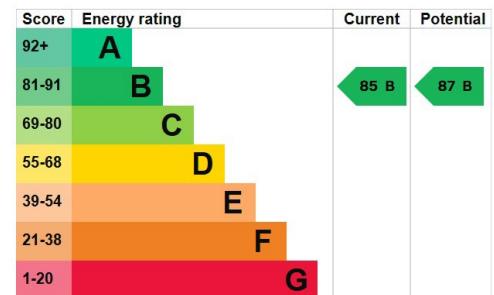
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