

Sinclair



42 Ibstock Road, Ravenstone

£335,000

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Ravenstone

This uniquely positioned and sympathetically EXTENDED THREE BEDROOM SEMI DETACHED family home comes to the market occupying a sought after location within the popular commuter village of Ravenstone with field views to front. In brief, the property comprises entrance hall with a traditional staircase, bay fronted sitting room with inner lounge, a w.c and garden room to rear with utility room and fitted kitchen to the ground floor, stairs rise to the first floor landing offering three double bedrooms and the family bathroom. Externally, the home benefits from ample off road parking to front, integrated garage and a landscaped rear garden. Early viewings come highly advised in order to avoid disappointment.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Extended Semi Detached Home
- Traditionally Styled
- Three Double Bedrooms
- Three Reception Rooms
- Landscaped Rear Garden
- Garage



GROUND FLOOR

Entrance Hall

Entered through a composite front door with inset opaque double glazed panel and featuring an inset footwell, solid oak flooring and an ornate staircase with access to understairs storage, carpet runners and the hall features traditional aspects such as an archway.

Sitting Room

12' 6" x 10' 5" (3.81m x 3.18m)

Having a uPVC double glazed bay window to front, coving, wall lighting, a gas inset flame fire with cast iron fireplace with tiled surround and hearth.

Lounge

18' 4" x 10' 7" (5.59m x 3.23m)

Having coving, Adam style fireplace with inset gas fire with sandstone surround and hearth and uPVC double glazed French doors accessing the garden room.

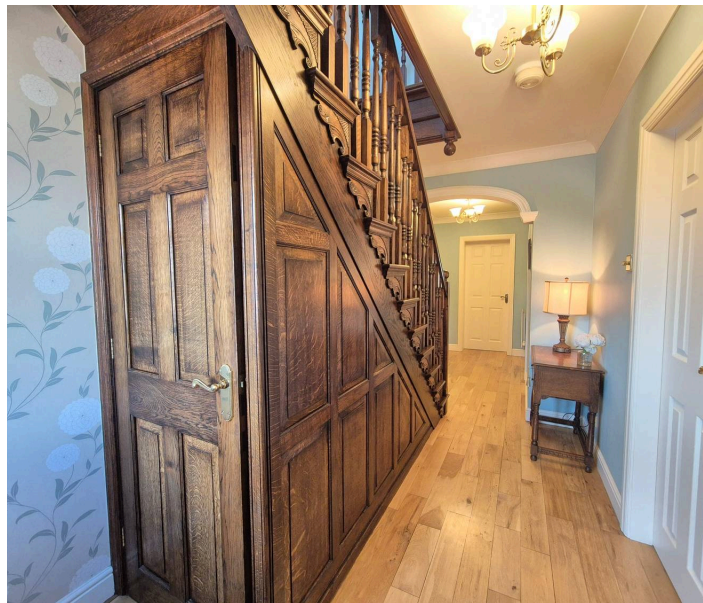
W.C

Comprising a low level w.c, wash hand basin, ceramic tiled floor and walls, extractor fan and coving.

Kitchen

12' 2" x 9' 8" (3.71m x 2.95m)

Inclusive of an attractive range of solid oak wall and base units with polished granite work surfaces, porcelain tile flooring, tiling to splash prone areas, a sink and drainer unit with swan neck mixer tap, coving, inset downlights and a four ring induction hob with extractor hood over. Other benefits include uPVC double glazed window to rear and electric oven and grill with further fitted microwave oven and a matching floating island.



Utility Room

4' 5" x 6' 8" (1.35m x 2.03m)

Having a range of wall and base units and continued flooring from the kitchen, whilst comprising coving, inset downlights, a loft hatch and integrated fridge/freezer and washing machine whilst offering access to the outside via an opaque uPVC door to side.

Garden Room

12' 9" x 16' 2" (3.89m x 4.93m)

Having natural stone flooring, uPVC double glazed windows with uPVC framed French doors accessing the private rear garden.

FIRST FLOOR

Landing

Stairs rising to the first floor landing gives way to the family bathroom and three bedrooms and comprise a loft hatch, coving and uPVC double glazed window to front.

Bedroom One

17' 0" x 8' 4" (5.18m x 2.54m)

Having a dual aspect with uPVC double glazed windows to front and rear and comprising timber effect Karndean LVT flooring.

Bedroom Two

11' 4" x 10' 1" (3.45m x 3.07m)

Having coving and uPVC double glazed window to rear.

Bedroom Three

8' 0" x 11' 4" (2.44m x 3.45m)

Having uPVC double glazed window to front, fitted wardrobes, coving and timber effect laminate flooring.

Bathroom

8' 6" x 7' 1" (2.59m x 2.16m)

This four piece suite comprises a shower enclosure with thermostatic mixer tap, vanity wash hand basin, low level w.c, panelled bath with telephone mixer shower tap, extractor fan, ceramic tiled walls and flooring, coving, and an opaque uPVC double glazed window to rear.



REAR GARDEN

Enjoying a sunny aspect and comprising Indian flag paved patio with block edging and stone shingling, a water point, wall lighting, a host of shrubs and surrounded by a timber close board fence panelling, a well maintained lawn is also complemented by a range of further flower beds and leads to a block paved seating area to the rear of the garden, which also hosts a summer house.

Garage

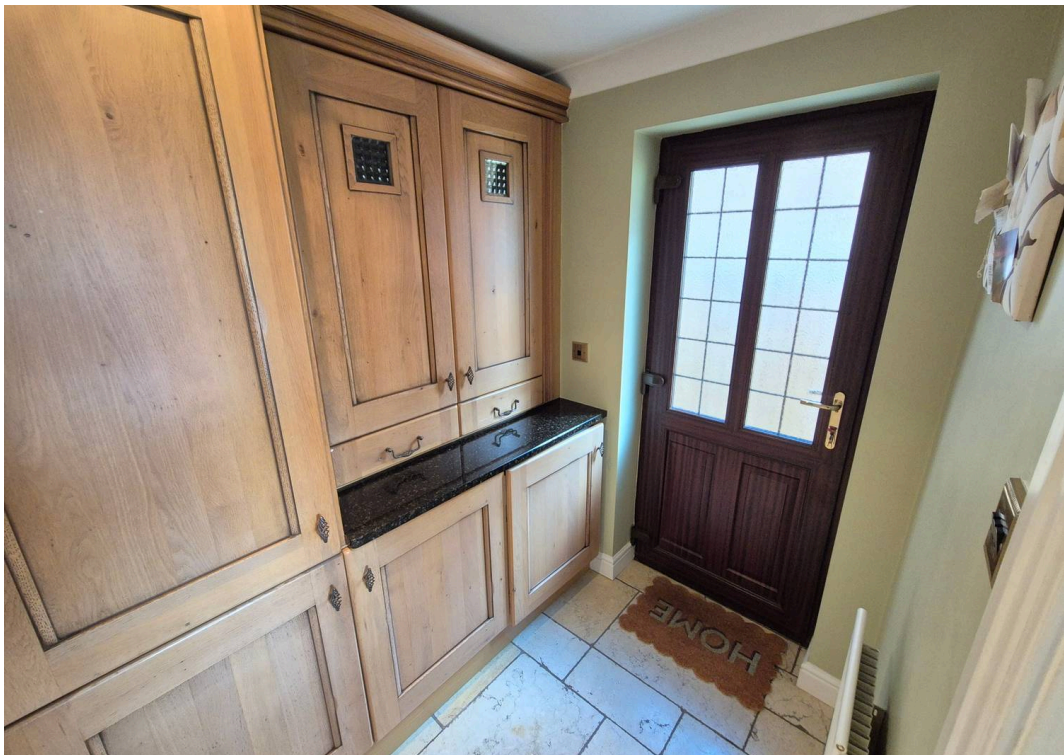
16' 5" x 8' 8" (5.00m x 2.64m)

Entered via an up and over entrance door with rear uPVC personnel door and having both light and power.

Driveway

Having a dwarf brick wall to front surrounding the block paved driveway which offers off road parking for multiple vehicles and is complemented by a host of shrubs and a canopy porch with inset lighting.



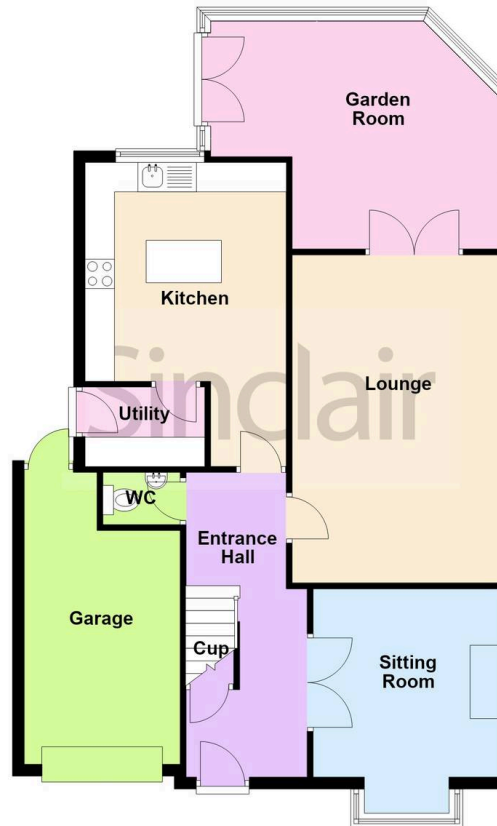








Ground Floor



First Floor





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