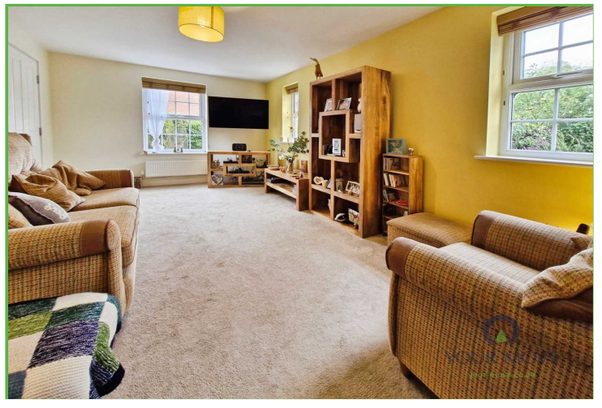
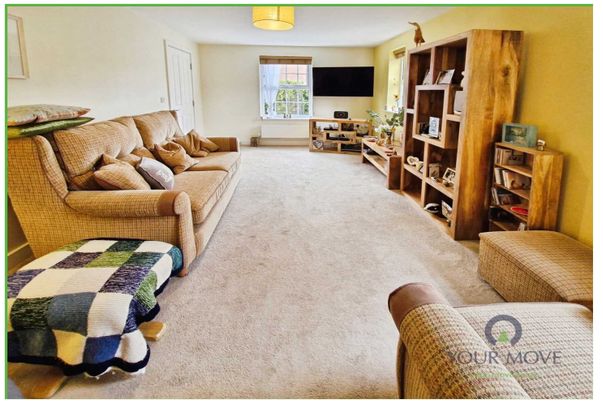


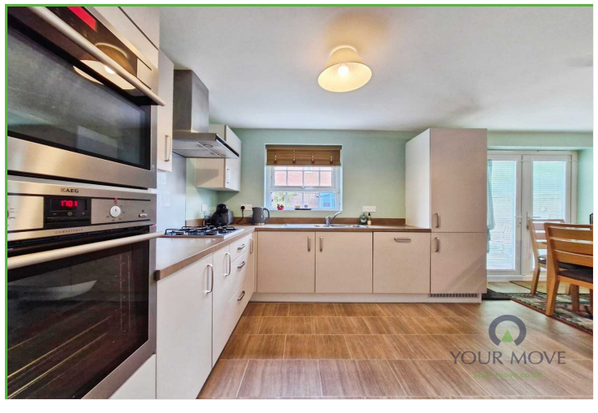


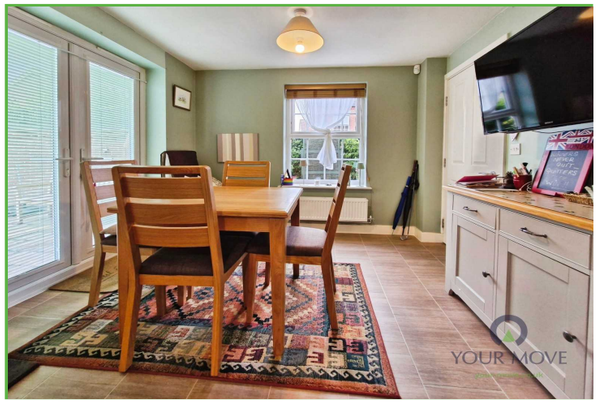












Woodstone Lane, Ravenstone,
Coalville, Leicestershire, LE67

Asking Price: £375,000

Tenure: Freehold

YOUR MOVE

your-move.co.uk

The Property Ombudsman

Woodstone Lane, Ravenstone, Coalville, Leicestershire, LE67

Asking Price: £375,000 Tenure: Freehold

Council Tax Band: D
EPC Rating: B
Local Authority: North West Leicestershire

Other important information which you will need to know about this property can be found at your-move.co.uk

A fantastic opportunity to acquire this impressive three-bedroom detached home, occupying a private end-of-lane position with an exceptional wrap-around garden. Offering modern, well-presented accommodation throughout, plus a driveway and garage, this is a home that needs to be viewed to be appreciated.

Description
Situated in the sought-after village of Ravenstone, this impressive three-bedroom detached home occupies a fantastic, private plot with modern interiors, excellent outdoor space and a peaceful setting backing onto green space.

Stepping inside, the welcoming entrance hall provides access to the main accommodation and features a modern WC with wash hand basin. To the left, the bright and spacious lounge benefits from three windows, creating a light and inviting reception room. To the right, the impressive kitchen/diner forms the heart of the home, finished in a modern, neutral style with wall and base units, integrated oven, microwave, gas hob, dishwasher and fridge/freezer. French doors open onto the garden. A useful utility room provides further storage, plumbing for two appliances, a serviced Ideal boiler and side access.

Upstairs are three generous double bedrooms and the family bathroom. Bedroom One benefits from fitted wardrobes and a stylish en-suite with mains-fed shower, pedestal wash hand basin and WC. Bedrooms Two and Three also feature fitted wardrobes, with lovely views towards the surrounding trees and park. The modern bathroom includes a bath with mains-fed shower over, pedestal wash hand basin, WC and spotlights.

Outside, the impressive wrap-around garden offers patio, lawns, established planting, a pond, apple tree, four sheds and greenhouse, creating a wonderfully private, nature-filled retreat. A two-car driveway leads to the single garage with power and lighting. Further benefits include a fitted alarm and camera system, plus Hive heating controls.

Ravenstone offers a popular village setting with excellent nearby schools, local amenities and countryside, while convenient road links provide easy access to Coalville, Leicester and surrounding areas.

Ground Floor

Entrance Hall
Welcoming entrance with access to the main accommodation and WC.

W/C
5' x 3' (1.52m x 0.91m)
Fitted with WC and wash hand basin.

Lounge
18' x 10' (5.49m x 3.05m)
Bright and spacious, featuring three windows for excellent natural light.

Kitchen/Diner
18' x 9' (5.49m x 2.74m)
Modern fitted kitchen with integrated appliances, generous dining space and French doors opening onto the garden.

Utility Room
6' x 4'10" (1.83m x 1.47m)
Practical space with base units, plumbing for two appliances, serviced Ideal boiler and side access.

First Floor

Bedroom One
12' x 9'10" (3.66m x 3m)
Generous double bedroom with fitted wardrobes and en-suite.

En-suite
9'10" x 3'10" (3m x 1.17m)
Mains-fed shower, pedestal wash hand basin and WC.

Bedroom Two
11' x 8' (3.35m x 2.44m)
Double bedroom with fitted wardrobes and attractive views towards the park and surrounding trees.

Bedroom Three
10' x 9' (3.05m x 2.74m)
Further double bedroom with fitted wardrobes and lovely woodland views.

Bathroom
7' x 5' (2.13m x 1.52m)
Modern suite with bath, mains-fed shower over, pedestal wash hand basin, WC and spotlights.

Outside

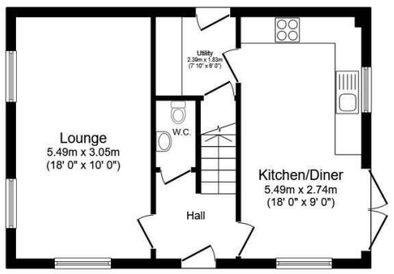
Front
Attractive lawned frontage enclosed by mature hedging and a gated entrance, offering excellent privacy.

Garden
Impressive wrap-around garden with patio, lawns, established planting, pond, apple tree, four sheds and greenhouse, creating a private and nature-friendly outdoor retreat.

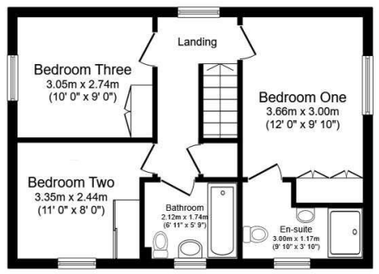
Driveway and Garage
Two car driveway leading to a single garage with electric, lighting and useful storage.

Further Benefits
Hive heating system, fitted alarm and camera security system, plus annually serviced Ideal boiler.

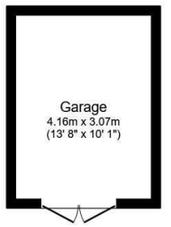
For full EPC please contact the branch.



Ground Floor



First Floor



Garage

Total floor area: 98.9 sq.m. (1,064 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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