



19 Coppice Close, Ravenstone, Coalville, Leicestershire. LE67
2NS

£250,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

EXTENDED & 4 BEDROOMS! Reddington Sales & Lettings take pleasure in bringing to market this MUCH IMPROVED, 4 bedroom semi detached property, which has been extensively modernised and improved by the current owners! The property sits at the bottom of a quiet cul-de-sac in the popular village of Ravenstone and features impressive tri-fold doors to the rear along with an electric operated awning in the rear garden. Ground floor accommodation comprises; entrance hall, lounge, kitchen/diner, utility, WC and garage. To the first floor are 4 bedrooms, an en-suite to the master and bathroom. Viewing is HIGHLY recommended to appreciate the presentation and size of this property!

EPC awaited, Council tax band B. Tenure-Freehold

FEATURES

- EPC awaited
- Extended semi detached
- 4 bedrooms
- En suite to the master
- Large kitchen diner
- Electric rear awning
- Ground floor WC with Utility
- Integral garage
- Cul de sac location
- Separate bathroom
- Off road parking for 2 cars
- Council Tax Band B
- Tenure- Freehold
- Trifolding doors



ROOM DESCRIPTIONS

Front

An attractive frontage, situated at the end of the cul de sac. With tarmac driveway and block paved edging providing off road parking for 2 cars comfortably.

Lounge

A spacious and modern lounge with uPVC double glazed window to the front, electric fireplace, hearth and surround, heating radiator, ceiling pendant lighting and wood effect flooring.

Kitchen/Diner

An impressive, bright, modern and spacious kitchen/dining/living area. Fitted with a selection of matching wall and base units with worktop over, under counter lighting, separate breakfast bar area, single bowl sink and drainer with mixer tap, integrated electric double oven, gas hob, extractor, dishwasher & fridge. Access to under stairs storage, wood effect flooring and ceiling pendant lights, uPVC tri-folding doors leading out to the garden and access to the utility, WC and garage.

Utility

A spacious utility area, accessed via the kitchen/diner. With a feature uPVC stable style door leading out to the rear, space and plumbing for washing machine and dryer, heating radiator, ceiling pendant lighting, tiled flooring, cupboard housing the boiler and access to the WC, kitchen/diner and garage.

WC

A handy ground floor cloakroom with WC, hand wash basin, heating radiator, part tiled walls, tiled flooring and ceiling pendant lighting.

Integral Garage

Accessed via the driveway and inside with lighting and power. Personnel door access from the utility room.

Stairs & Landing

Carpeted stairs leading up from the entrance hall. Landing gives access to an over stairs storage cupboard, with ceiling pendant lighting and doors giving access to all 4 bedrooms and the bathroom.

Bathroom

A modern and spacious family bathroom, fitted with a white three piece suite consisting of panelled bath with wall mounted shower, WC, hand wash basin, tiled walls and floor, heated towel rail, shaving point, uPVC double glazed opaque window to the front and ceiling lighting.

Master Bedroom

A good sized double bedroom with uPVC double glazed window to the rear, fitted wardrobe storage, heating radiator, ceiling pendant lighting carpeted and access to the en-suite.

En-Suite

Accessed via sliding doors from the master bedroom with a step in shower cubicle with wall mounted mains shower, WC, hand wash basin, heating radiator, tiled walls and floor and ceiling lighting.

Bedroom 2

Double sized bedroom with uPVC double glazed window to the front, heating radiator, ceiling pendant lighting and carpeted.

Bedroom 3

Currently being used as a study. With uPVC double glazed window to the front, heating radiator, ceiling pendant lighting and carpeted.

Bedroom 4

A large sized double bedroom with uPVC double glazed window to the rear, heating radiator, ceiling pendant lighting and carpeted.

Rear Garden

A beautifully landscaped, yet low maintenance rear garden featuring an electrically operated awning that is fitted to the rear wall and extends over the decking area. With an additional slabbed patio and gravelled area with fenced boundaries, wall lighting, tap access and side gated access.

Agents Note

This property is standard built construction. The property is connected to mains gas, electricity, water and sewerage. Broadband speeds are (standard 10mbps, superfast 39mbps, ultrafast 1000mbps) Mobile signal strengths are full strength for O2, EE and Vodafone and weak strength for Three.

Legals

These property details are produced in good faith with the approval of the vendor and given as a guide only. Please note we have not tested any of the appliances or systems so therefore we cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale such as curtains, carpets, light fittings and sheds. These sales details, the descriptions and the measurements herein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in a good structural condition of otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle lens. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves Reddington Homes Ltd will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan is included as guide layout only. Dimensions are approximate and not to scale.







FLOORPLAN



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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