



1 Wood Close, Ravenstone, Coalville, Leicestershire. LE67 2ER

£340,000 Freehold

FOR SALE



## PROPERTY DESCRIPTION

DESIRABLE POSITION! Reddington Sales & Lettings are pleased to bring to market this well presented, 4 bedroom detached former show home, which is ideally located just off from Heather Lane in the village of Ravenstone. Situated on a quiet cul-de-sac and with countryside walks on its doorstep and village amenities close by including the Primary School, this property is ideal for a busy or growing family. Externally is a large, enclosed rear garden and to the side, a single brick built garage as well as off road parking.

EPC rating B, Council tax band E. Tenure- Freehold

## FEATURES

- Substantial plot
- Detached
- Single garage with off road parking
- Large kitchen diner with integrated appliances
- Cul de sac location
- Large lounge
- EPC B
- Tenure- Freehold
- Council Tax Band E
- 7 YEARS NHBC WARRANTY



# ROOM DESCRIPTIONS

## Front

An attractive frontage with small, mature shrubbed planted beds. Off road parking to the left hand side and access to the single garage.

## Entrance Hall

A welcoming entrance hall with access to the ground floor WC, stairs leading up to the first floor and door access to the lounge and kitchen/diner.

## Kitchen/Diner

2.92m x 6.63m (9' 7" x 21' 9") A fantastic, bright and spacious kitchen/diner, spanning the entire length of the property. Fitted with a selection of wall and base units with worktop over, 1 1/2 bowl sink and drainer with mixer tap, integrated double oven, dishwasher, hob and extractor hood, uPVC double glazed windows to the front and rear, heating radiator and ceiling pendant & spotlights.

## Lounge

3.21m x 6.63m (9' 7" x 21' 9") An impressive lounge, spanning the entire length of the property. With uPVC double glazed window to the front, French doors leading out to the rear, heating radiator, ceiling pendant lighting and carpeted.

## WC

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

## Utility

2.82m x 1.96m (9' 3" x 6' 5") Located just off from the kitchen/diner. Fitted with base units with worktop over, single bowl sink and drainer with mixer tap, access to the boiler, ceiling pendant lighting and uPVC back door.

## Stairs & Landing

Carpeted stairs leading up from the entrance hall. Landing giving access all 4 bedrooms, the family bathroom and separate storage.

## Bathroom

1.89m x 2.38m (6' 2" x 7' 10") A modern family bathroom, which is fitted with a white three piece suite consisting of panelled bath with shower over, WC, hand wash basin, heated towel rail, uPVC double glazed opaque window to the rear and ceiling pendant lighting.

## Bedroom 1

3.73m x 3.25m (12' 3" x 10' 8") Double sized bedroom with uPVC double glazed window to the front, heating radiator, ceiling pendant lighting carpeted and access to the en-suite.

## En-Suite

A good sized en-suite the master with a step in shower cubicle, WC, hand wash basin, chrome heated towel rail, uPVC double glazed opaque window to the front and ceiling pendant lighting.

## Bedroom 2

3.73m x 3.01m (12' 3" x 9' 11") Large double bedroom with uPVC double glazed window to the front, heating radiator, ceiling pendant lighting and carpeted.

## Bedroom 3

2.80m x 2.95m (9' 2" x 9' 8") Double sized bedroom with uPVC double glazed window to the rear, heating radiator, ceiling pendant lighting and carpeted.

## Bedroom 4

2.80m x 2.81m (9' 2" x 9' 3") With ample integrated storage, uPVC double glazed window to the rear, heating radiator, ceiling pendant lighting and carpeted.

## Rear Garden

A large and enclosed rear garden with slabbed patio area, outside tap access, side gated access, laid to lawn garden and fenced & walled boundaries.

## Agents Note

This property is believed to be of standard construction. The property is connected to mains gas, electricity, water and sewerage. Broadband speeds are (standard 14mbps, superfast 68mbps, ultrafast 1000mbps) Mobile signal strengths are medium 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.





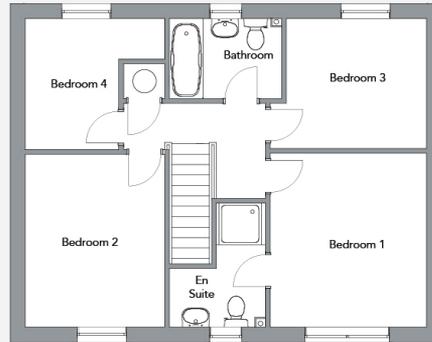


# FLOORPLAN



## Ground Floor

Living Room	6705	x	3365	22'0"	x	11'0"
Kitchen/Dining	6705	x	3000	22'0"	x	9'10"
Laundry	2830	x	2050	9'3"	x	6'9"
WC						
Single Garage						



## First Floor

Bedroom 1	3775	x	3375	12'5"	x	11'1"
En Suite	2700	x	2050	8'10"	x	6'9"
Bedroom 2	3750	x	3000	12'4"	x	9'10"
Bedroom 3	3025	x	2840	9'11"	x	9'4"
Bedroom 4	2855	x	2035	9'4"	x	6'9"
Bathroom	2400	x	1760	7'10"	x	5'9"

*This is an artistic interpretation, therefore variations in finishes and exact layout may not be accurate. Please ask your Sales Manager for complete specifications. Images are for illustration purposes only. Please be aware that a tolerance of 50mm should be taken into consideration for plasterboard and brickwork. Measurements provided are maximum measurement information for the space.*