



27 Beesley Lane, Ravenstone, Coalville, Leicestershire. LE67 2EP

£102,000 Leasehold

FOR SALE



PROPERTY DESCRIPTION

Offered for sale on a 40% shared ownership basis with the opportunity to staircase, this modern two-bedroom semi-detached home presents a fantastic opportunity for buyers. With approximately five years remaining on the NHBC warranty, the property benefits from driveway parking for two cars and stunning countryside views. Beautifully presented throughout, the accommodation comprises a contemporary kitchen diner with French doors opening onto a spacious rear garden, a comfortable lounge, and a ground floor WC, while to the first floor are two double bedrooms and a family bathroom. Viewing is highly recommended to fully appreciate all this home has to offer.

EPC Rating B Council Tax Band B

FEATURES

- 40% SHARED OWNERSHIP - £102,000
- Two Bedroom Semi Detached Property
- Monthly Rent & Service Charge = £319.20
- Stunning Countryside Views
- Modern Kitchen Diner
- Driveway Parking for Two Cars
- 5 Years Remaining NHBC Warranty
- EPC Rating B
- Council Tax Band B



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Entered via a uPVC front door, the welcoming hallway features attractive herringbone wooden flooring and pendant lighting. Stairs rise to the first floor, and a door provides access into the lounge.

Lounge

3.17m x 4.28m (10' 5" x 14' 1")

A spacious and inviting reception room featuring wooden herringbone flooring and pendant lighting. uPVC double glazed windows to the front and side aspects allow for plenty of natural light, and a door leads through to the kitchen diner.

Kitchen Diner

4.22m x 3.03m (13' 10" x 9' 11")

Fitted with a range of matching base and eye-level shaker-style units (one housing the combi boiler) complemented by marble-effect worktops, the kitchen is equipped with a gas hob with stainless steel splashback and extractor hood over, oven, and a stainless steel sink and drainer. There is space for a freestanding fridge freezer, along with space and plumbing for a washing machine. The room features herringbone flooring and pendant lighting, with a uPVC double glazed window to the rear and uPVC double glazed French doors opening onto the rear garden. A door leads to the WC, while a further door provides access to a useful storage cupboard fitted with power.

Ground Floor WC

1.01m x 2.14m (3' 4" x 7' 0")

Fitted with herringbone flooring and pendant lighting, this convenient cloakroom comprises a pedestal hand wash basin, low flush WC, and a heated towel rail.

First Floor

Landing

Carpeted and finished with pendant lighting, the landing provides access to both bedrooms and the bathroom, with a loft hatch for additional storage.

Bedroom One

3.05m x 4.24m (10' 0" x 13' 11")

A very spacious double bedroom, carpeted and finished with pendant lighting, featuring two uPVC double glazed windows to the rear aspect that fill the room with natural light.

Bedroom Two

4.25m x 3.14m (13' 11" x 10' 4")

Another comfortable double bedroom featuring light wood-effect flooring, pendant lighting, and two uPVC double glazed windows to the front aspect, providing a bright and airy space.



ROOM DESCRIPTIONS

Bathroom

2.06m x 2.10m (6' 9" x 6' 11")

Fitted with a bath with shower over and a glass shower screen, with full-height tiling to the shower area. The room also features a pedestal hand wash basin, low flush WC, vinyl flooring, a heated towel rail, and a uPVC double glazed frosted window to the side aspect.

Outside

To the front, the property boasts a lawned garden with driveway parking for two cars and enjoys stunning countryside views. The rear garden is enclosed with a combination of timber panel fencing and brick wall, predominantly laid to lawn with a small patio area, offering a private and relaxing outdoor space.

Shared Ownership Criteria

This property is offered on a shared ownership basis through EMH Group (East Midlands Housing). All prospective purchasers must meet the affordability and eligibility criteria set out under the shared ownership scheme. The current monthly rent is £287.88, with an additional monthly service charge of £31.32.

Agents Notes

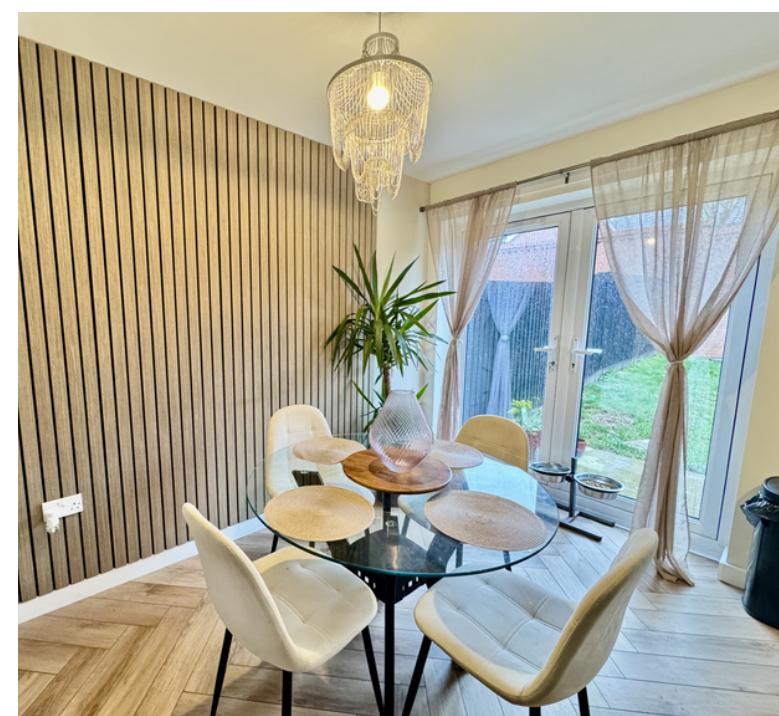
This property is believed to be of standard construction. The property is connected to mains gas, electricity, water and sewerage. Broadband speeds are standard 3mbps, superfast 65mbps and ultrafast 1800mbps. Mobile signal strengths are medium for O2, EE and Vodafone.

Legal Information

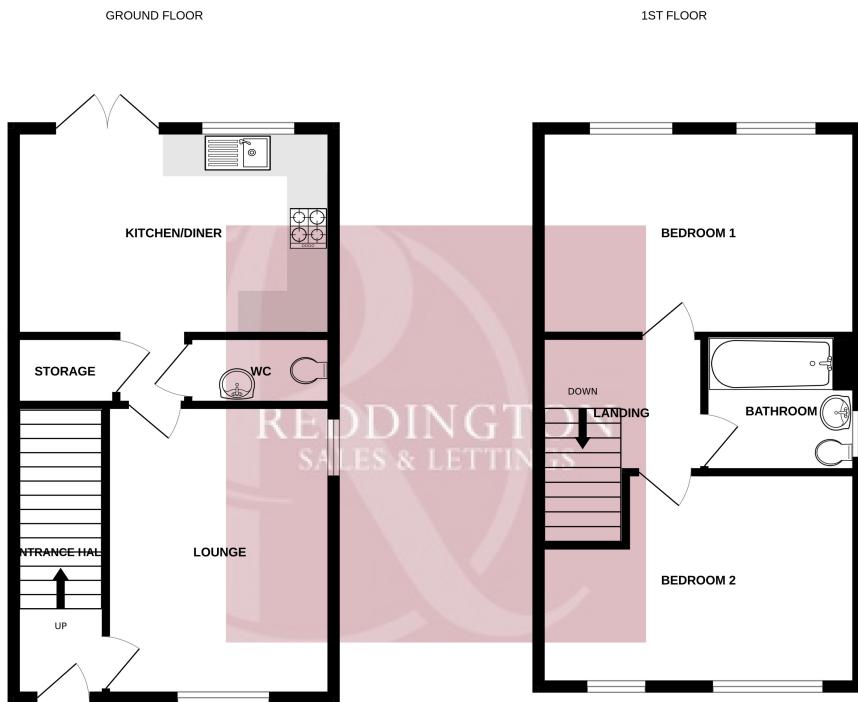
These property details are produced in good faith with the approval of the vendor and given as a guide only. Please note we have not tested any of the appliances or systems so therefore we cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale such 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 or 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 & EPC



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, no guarantees or warranties are given and no liability can be accepted for any errors, 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 equipment have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	96
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC