



1 Beadmans Corner, Ravenstone, Leicestershire, LE67 2BN

£349,950

01530 838338 [sinclairestateagents.co.uk](http://sinclairestateagents.co.uk)

## Property at a glance

- Large Garden Overlooking Fields
- Dining Family Kitchen
- Popular Ravenstone Location
- Council Tax Band\*: E
- Multiple Reception Rooms
- En-Suite, Utility & Wc
- Driveway & Double Garage
- Price: £349,950

## Overview

\*\* A SUBSTANTIAL FIVE BEDROOM DETACHED PROPERTY OCCUPYING A PARTICULARLY LARGE PLOT OVERLOOKING FIELD VIEWS TO THE REAR. AN INTERNAL INSPECTION OF THIS HOME IS ESSENTIAL IN ORDER TO APPRECIATE THE SPACIOUS AND CONTEMPORARY ACCOMMODATION OVER TWO FLOORS. \*\* EPC RATING C. The accommodation boasts entrance hall, separate dining room, spacious living room with feature wood burning stove and open plan living/family room, utility and ground floor Wc. Stairs to the first floor offer five bedrooms including four doubles and master with en-suite and a good sized single. The first floor is concluded by a contemporary three piece family bathroom suite. Externally the property offers a sizeable rear garden overlooking neighbouring fields with front garden and driveway parking for multiple vehicles leading to a double garage. Additional benefits include double glazing and gas central heating.

## Location\*\*

Ravenstone is a sought after village situated within the National Forest between Coalville and Ashby-de-la-Zouch. The centre of the village is designated as a Conservation Area and there is a post office, shop, primary school, church and public house. There are many countryside walks close by and a short distance out of the village between Ravenstone and Ibstock is the Sence Valley Forest Park. Ravenstone is also ideally placed for the A/M42 and M1 motorways together with the cities of Leicester, Derby, Nottingham, Birmingham and Coventry.

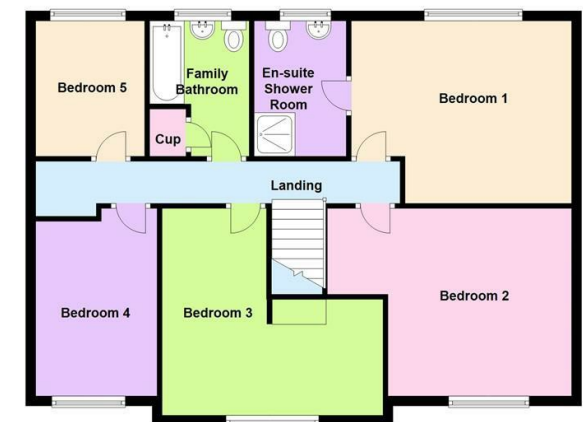


\*\* Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

Ground Floor



First Floor



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## Detailed Accommodation

### GROUND FLOOR

#### Entrance Hall

Has double glazed access door with double glazed side panels, stairs rising to the first floor, wood flooring and access to...

#### Living Room

14'9" x 12'1" (4.50m x 3.68m)

Having double glazed French doors and double glazed side panels giving views and access to the garden, ceiling coving along with feature fireplace housing multi fuel burning stove, TV and telephone point.

#### Separate Dining Room

12'1" x 9'7" (3.68m x 2.92m)

Having double glazed front elevation window along with radiator.

#### Kitchen/Family Room

17'9" x 11'7" (5.41m x 3.53m)

Having a range of modern wall and base light grey Shaker style units and complimentary granite style worktops incorporating an integrated oven and grill with four ring gas hob and extractor hood, integrated fridge/freezer, one and a half bowl sink and drainer with mixer tap, integrated dishwasher, tiled flooring and tiled splashbacks. There are multiple double glazed windows enjoying views over the rear along with a radiator. Access to...

#### Utility Room

7'9" x 5'6" (2.36m x 1.68m)

Having a range of matching wall and base units with sink and drainer, double glazed door and double glazed window with tiled flooring continued from the kitchen along with tiled splashbacks and space and plumbing for appliances.

#### Cloakroom/Wc

Consisting of Wc and wash hand basin, double glazed opaque window, tiled flooring, radiator and tiled splashbacks.

### FIRST FLOOR

#### Landing

Stairs rise to the first floor landing with radiator, loft access and double glazed opaque window.

#### Master Bedroom

14'8" x 12'1" (4.47m x 3.68m)

Having double glazed window to the rear elevation, radiator, TV and telephone points. Access to...

#### En-Suite

Having three piece white suite comprising shower cubicle, Wc and wash hand basin, double glazed opaque window, chrome heated towel rail, tiled walls, tile effect flooring and extractor fan.

#### Bedroom Two

12'6" x 15'5" reducing to 12'2" (3.81m x 4.70m reducing to 3.71m)

Having double glazed window to the front elevation along with radiator.

#### L-Shaped Bedroom Three

14'9" x 8'4" x 15'1" x 7'9" (4.50m x 2.54m x 4.60m x 2.36m)

Having double glazed windows to the front elevation and radiator.

#### Bedroom Four

11'5" x 8'4" (3.48m x 2.54m)

With double glazed window to the front elevation and radiator.

#### Bedroom Five

8'10" x 7'3" (2.69m x 2.21m)

With double glazed window to the rear elevation and radiator.

#### Family Bathroom

Has a three piece white suite comprising panelled bath with mixer tap and overhead shower, Wc and wash hand basin, double glazed opaque window, radiator, tile effect flooring, tiled walls and airing cupboard.

### OUTSIDE

#### Mature Rear Garden

The rear garden is a particular feature due to its size offering a combination of paved patios whilst being mostly laid to lawn within an enclosed fenced boundary, side gated access, mature fruit trees, outside tap and power point. By separate negotiation the property benefits from a SUMMER HOUSE being 12'3" x 9'0" having French access doors and two double glazed windows with power supply along with an adjacent hot tub.

#### Front Garden

Is mainly laid to lawn with hedgerow and fencing.

#### Tarmacadam Driveway

Providing off road parking.

#### Double Garage

17'6" x 6'5" (5.33m x 1.96m)

Having two independent up and over single doors with internal and external courtesy access doors, light and power supply.

#### Note To Buyers

Please note the sellers of this property are related to an employee of Sinclair Estate Agents.

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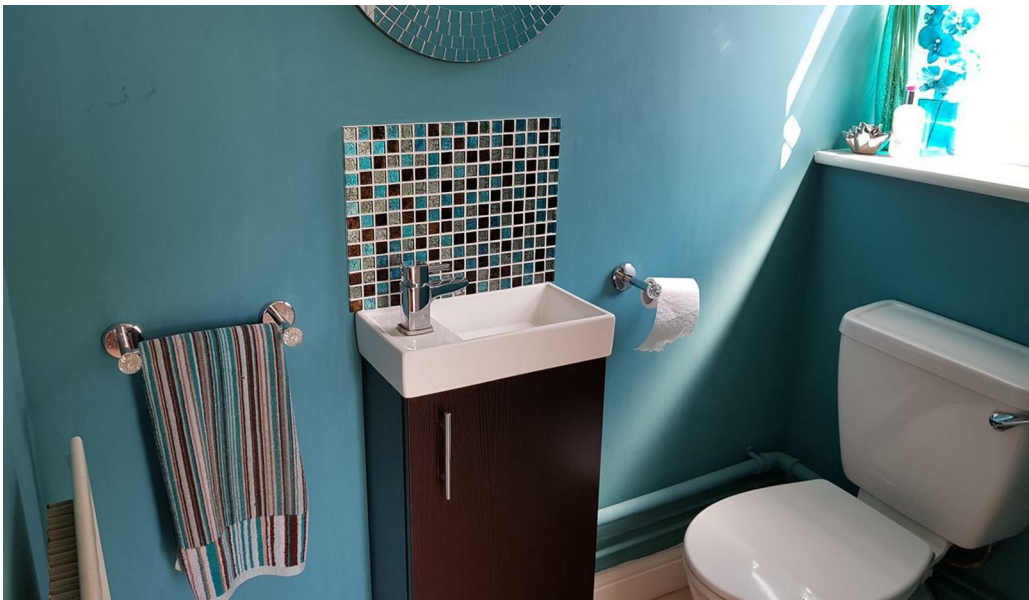




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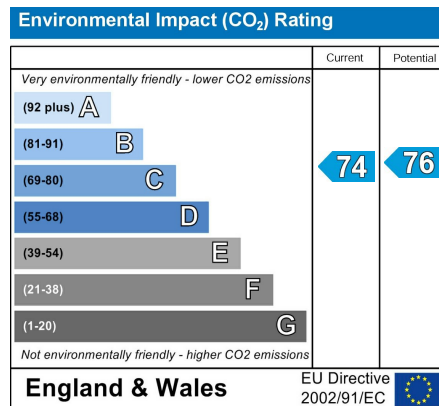
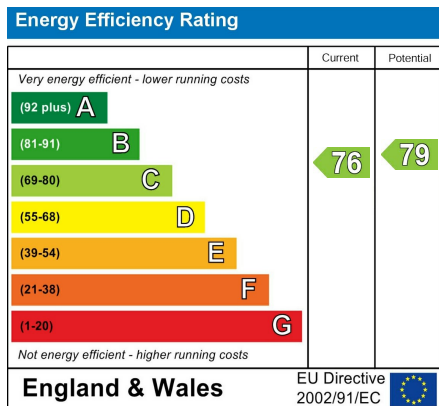




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### Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

### Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

\* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

\*\* All distances have been taken from Google maps and must be taken as approximate.

### Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

### Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

### Tenure

We are advised by the vendor(s) that the premises are Freehold

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## Thinking of Selling?

For a free valuation of your property with no obligation  
call Sinclair Coalville on 01530 838338



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