



72 Ravenslea  
Ravenstone, Coalville, LE67 2AW

£200,000



## Brief Description

Available with NO UPWARD CHAIN on Ravenslea, Ravenstone, this delightful three-bedroom semi-detached house offers an EXCELLENT OPPORTUNITY for those seeking a SPACIOUS family home. With generous bedrooms, a beautifully established garden, off-road parking and a modern kitchen diner, this property is well-priced for its size and potential.

Upon entering, you are welcomed by an entrance hall that leads directly into the OPEN-PLAN dining kitchen. This inviting space features a range of MODERN cream wall and base units, providing ample storage. The kitchen is equipped with an integrated oven and grill, a dishwasher, and has space for a fridge freezer. The wood laminate flooring adds a CONTEMPORARY touch, while the window overlooking the rear garden allows natural light to flood in. Two stylish pendant lights and a metro tiled splashback enhance the kitchen's appeal. Adjacent to this area is a separate UTILITY room, complete with a ground floor WC and plumbing for a washing machine, ensuring practicality for everyday living.

The spacious BAY-FRONTED living room continues the theme of elegance with its wooden flooring, feature wall panelling, and a cosy fireplace housing a gas fire, making it the perfect spot for relaxation.

Upstairs, you will find three bedrooms, including two GENEROUSLY SIZED doubles that offer ample space for free-standing wardrobes. The third bedroom is a single, featuring a built-in storage cupboard. The family bathroom, currently separate from the WC, presents an OPPORTUNITY for modernisation to suit your personal taste.

The BEAUTIFULLY ESTABLISHED rear garden is a true highlight, boasting a variety of mature trees, plants, and shrubs, along with a paved pathway and a patio seating area, ideal for outdoor entertaining. The garden is enclosed by a fence, providing privacy and security, with side gate access for convenience. To the front, a gravel driveway offers OFF-ROAD PARKING for multiple vehicles.





## ON THE FIRST FLOOR

Entrance Hall

Kitchen Diner  
9'6" x 16'3" (2.90m x 4.95m)

Utility / WC

Living Room  
11'1" x 14'5" (3.38m x 4.39m)

## ON THE FIRST FLOOR

Landing

Bedroom 1  
10'7" x 12'11" (3.23m x 3.94m)

Bedroom 2  
12'5" x 10'11" (3.78m x 3.33m)

Bedroom 3  
7'1" x 9'7" (2.16m x 2.92m)

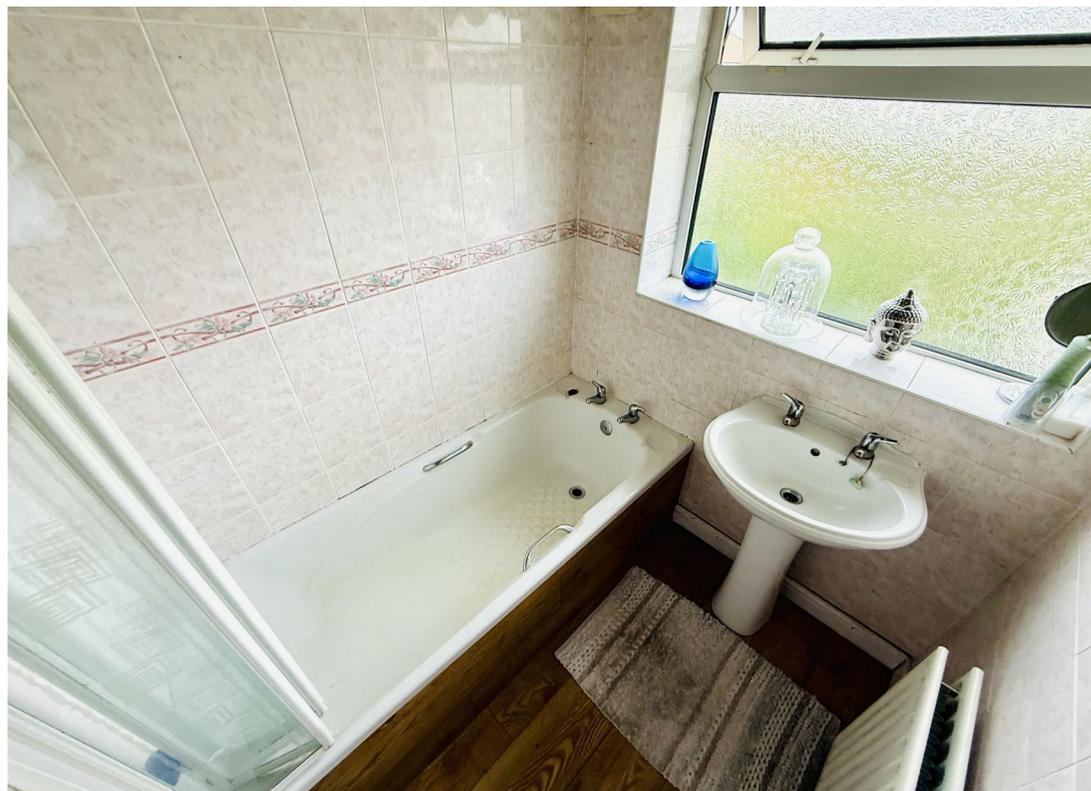
Family Bathroom

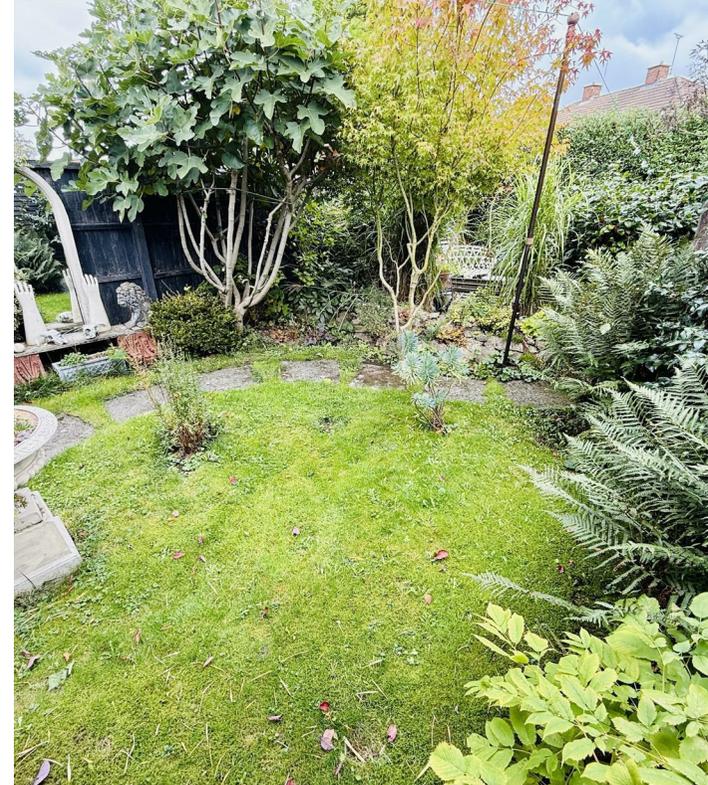
Separate WC

## ON THE OUTSIDE

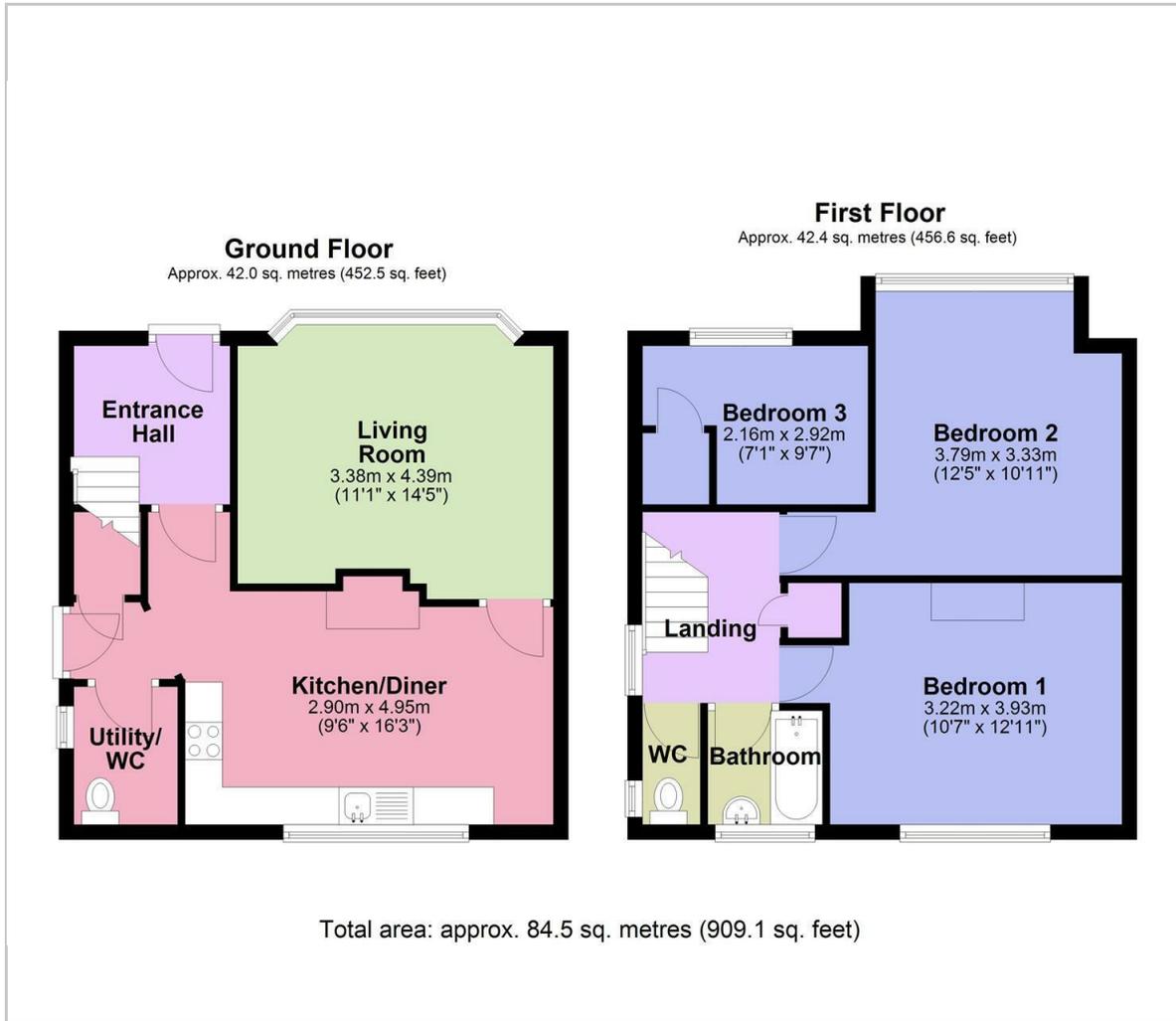
Rear Garden

Driveway





## Floor Plan



## Viewing

Please contact our Maynard Estates Office on 01530 682886 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

