



4 Willars Way
Ravenstone, Coalville, LE67 2DQ

£170,000

2 1 1 C

Brief Description

Located in the quiet cul-de-sac of Willars Way, Ravenstone, this CHARMING TWO-BEDROOM mid-townhouse presents an EXCELLENT OPPORTUNITY for first-time buyers. The property is conveniently located near LOCAL AMENITIES, making it an ideal choice for those seeking a peaceful yet accessible lifestyle.

Upon entering, you are greeted by a new composite front door that opens into a welcoming entrance area adorned with stylish cushion vinyl in a HERRINGBONE pattern. An open archway leads you into the WELL-APPOINTED KITCHEN, which boasts a range of modern wall and base units, ample space for a washing machine and fridge/freezer, an integrated oven, and a chic MARBLE-STYLE worktop complemented by a tiled splashback.

The LIVING ROOM is generously sized, providing a comfortable space for RELAXATION AND DINING. It features stairs leading to the first floor and sliding doors that open into a delightful CONSERVATORY, constructed from brick and double glazing, which further enhances the living space and offers access to the rear garden.

Upstairs, you will find two well-proportioned BEDROOMS, with the master bedroom overlooking the rear garden and featuring a built-in wardrobe. The second bedroom also offers built-in storage, ensuring AMPLE SPACE for your belongings. The FAMILY BATHROOM is equipped with a three-piece suite, including a bath with an electric shower overhead, a WC, and a hand basin, all finished with tasteful tiled walls.

The SOUTH-FACING REAR GARDEN includes a paved patio, a lawned area, planted borders, and garden shed, all enclosed by a secure fence with rear gated access. The FRONT GARDEN is partially laid to lawn with gravel and tyre track marks, providing additional OFF-ROAD PARKING options. A block-paved hardstanding in front of the GARAGE further enhances the parking capacity.

This townhouse has undergone RECENT UPGRADES, including the replacement of all doors and windows. Additionally, there is a MODERN COMBINATION HEATING SYSTEM.





ON THE GROUND FLOOR

Entrance Hall

Kitchen
8'2" x 8'0" (2.49m x 2.44m)

Living Room Diner
11'11" x 16'6" (3.63m x 5.03m)

Conservatory
9'2" x 8'10" (2.79m x 2.69m)

ON THE FIRST FLOOR

Landing

Bedroom 1
8'8" x 11'6" (2.64m x 3.51m)

Bedroom 2
6'8" x 10'9" (2.03m x 3.28m)

Family Bathroom
4'10" x 7'6" (1.47m x 2.29m)

ON THE OUTSIDE

Garage
7'10" x 15'11" (2.39m x 4.85m)

Allocated Parking

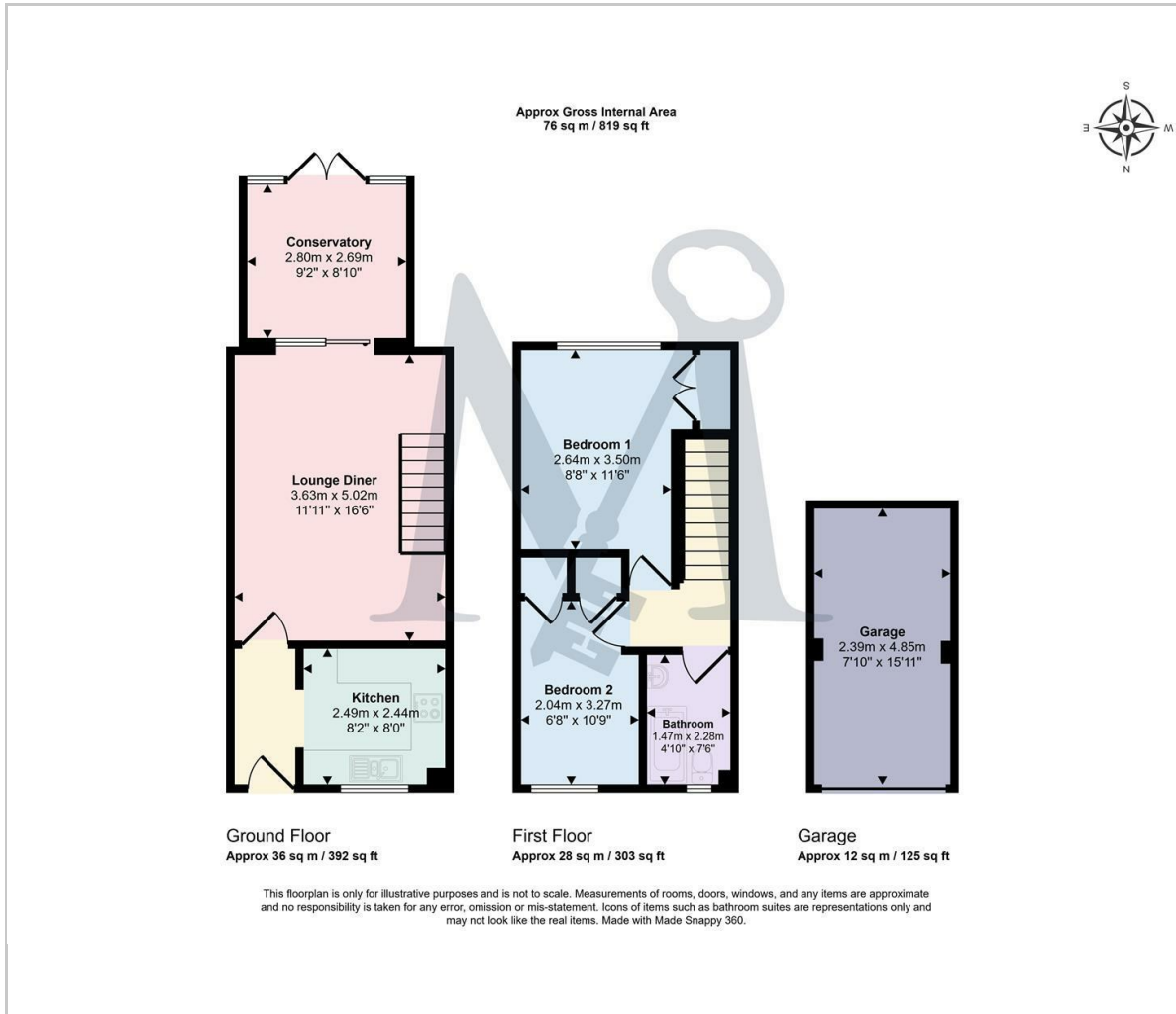
Front Garden / Off Road Parking

Rear Garden





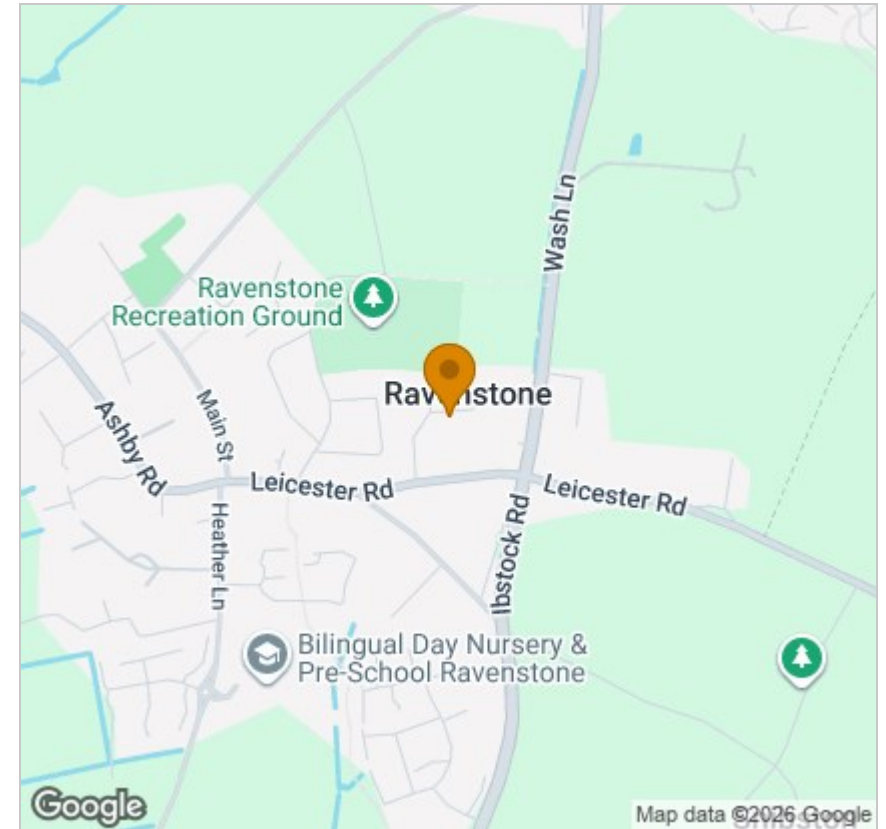
Floor Plan



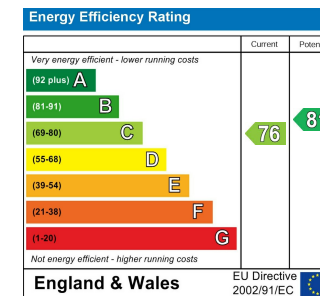
Viewing

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

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

2-4 North Street, Whitwick, Coalville, Leicestershire, LE67 5HA
Tel: 01530 682886 Email: sales@maynardestates.co.uk maynardestates.co.uk