



MAYNARD
ESTATES



1 Fosbrooke Close
Ravenstone, Coalville, LE67 2AB

£315,000



Brief Description

Situated in a PEACEFUL CUL-DE-SAC in the sought after village of Ravenstone, this BEAUTIFULLY PRESENTED three bedroom detached home offers stylish, modern living, a detached double garage, generous parking and a sunny south facing garden with a substantial summer house/garden room.

The property opens into a welcoming entrance hall with tiled flooring, feature lighting, a built in cloak cupboard and understairs storage. A practical utility/WC provides space and plumbing for a washing machine and dryer, along with a wash basin and built in shelving.

The heart of the home is the IMPRESSIVE OPEN PLAN LIVING/DINING ROOM a bright and versatile space ideal for family life and entertaining. Features include wood effect LVT flooring, a feature chimney breast, fitted wooden shutters and sliding patio doors leading directly to the rear garden.

Adjacent to the dining area is a CONTEMPORARY KITCHEN, connected via an open serving hatch that enhances the sociable layout. The kitchen is fitted with modern grey units, quartz worktops, an integrated dishwasher, wine fridge, double oven and grill, and space for a fridge freezer, with a door providing side access.

Upstairs are three well proportioned bedrooms, all with fitted wooden shutters, offering flexible accommodation for family living, guests or home working. They are served by a stylish four piece family bathroom featuring a bath, separate shower, WC and vanity wash basin, finished with tiled walls and flooring and a heated towel rail.

Externally, the property offers AMPLE OFF ROAD PARKING to the front. The SOUTH FACING REAR GARDEN has been thoughtfully landscaped with patio areas, a lawn and a raised decked terrace, providing an excellent space for relaxing and entertaining. A standout feature is the substantial summer house/garden room, ideal as a home office, studio or hobby space.

Double gates lead to the DETACHED DOUBLE GARAGE, which benefits from power and lighting, completing this exceptional family home.





ON THE GROUND FLOOR

Entrance Hall

Utility/ WC

Lounge/ Diner

9'5" x 26'8" (2.88 x 8.15)

Kitchen

8'9" x 12'11" (2.69 x 3.95)

ON THE FIRST FLOOR

Landing

Bedroom One

10'5" x 12'9" (3.18 x 3.9)

Bedroom Two

10'5" x 13'1" (3.18 x 3.99)

Bedroom Three

7'8" x 9'1" (2.36 x 2.77)

Bathroom

7'3" x 8'0" (2.21 x 2.44)

ON THE OUTSIDE

Driveway

Rear Garden

Summer House

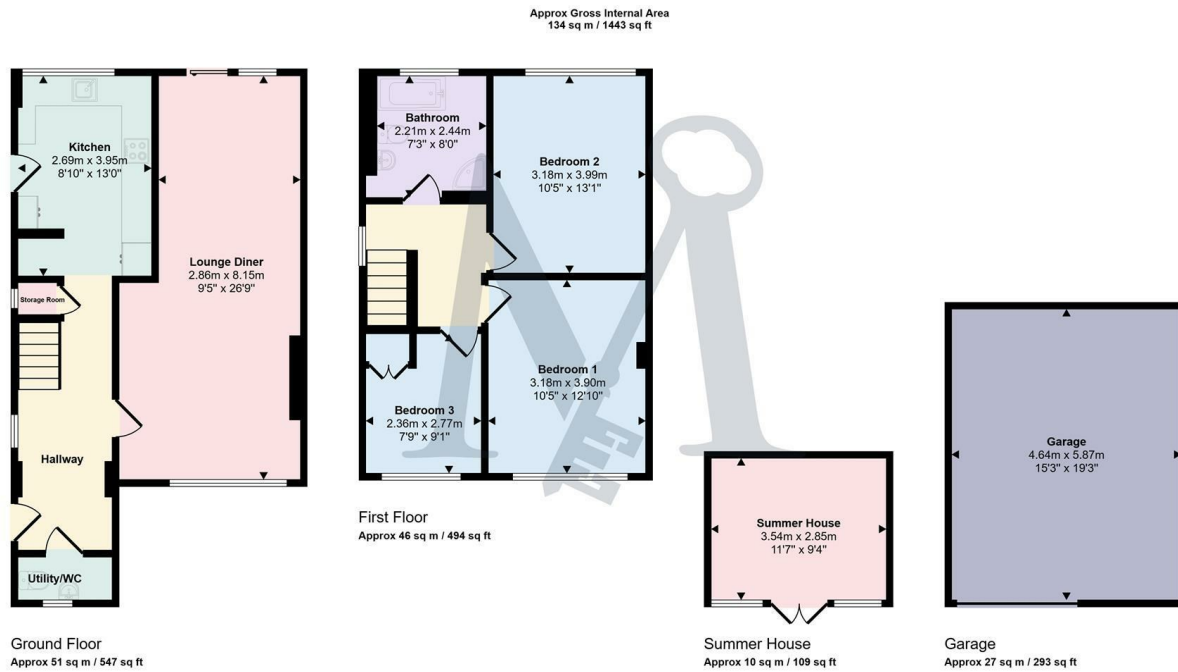
11'7" x 9'4" (3.54 x 2.85)

Detached Double Garage

15'2" x 19'3" (4.64 x 5.87)

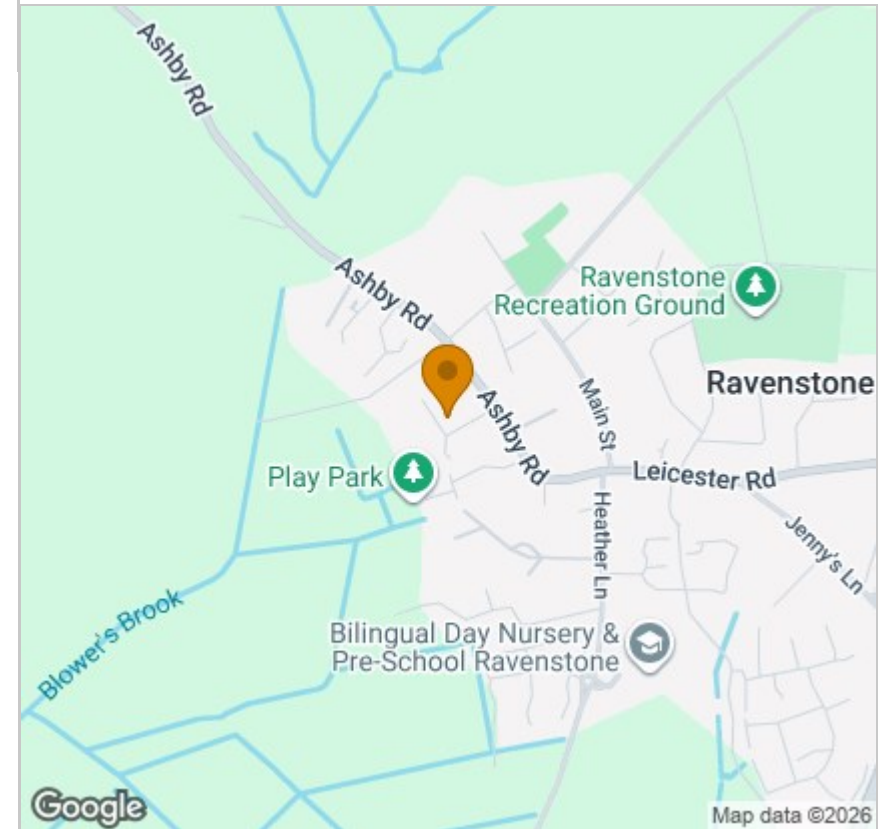


Floor Plan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

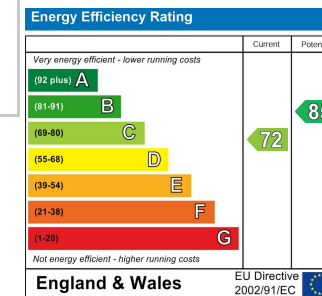
Area Map



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.

Energy Efficiency Graph



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