



33 Ravenslea

| LE67 2AT | Guide Price £230,000

ROYSTON
& LUND

- Guide Price of £230,000 to £240,000
- Separate Lounge/ Dining Room / Kitchen
- Off Road Parking
- Council Tax Band - B
- Freehold
- Four Bedroom Semi Detached Home
- Downstairs WC And Family Bathroom
- Good Sized Plot To The Rear
- EPC - D





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A perfectly situated home in the popular village of Ravenstone. This four-bedroom semi-detached property offers a fantastic opportunity for families, boasting a spacious frontage with ample parking. The garden is primarily block-paved for low maintenance and features multiple sheds, providing excellent storage options.

Upon entering, the home you are welcomed into an entrance hall, with a lounge positioned to the left and a versatile reception room to the right, which leads through to the fitted kitchen.

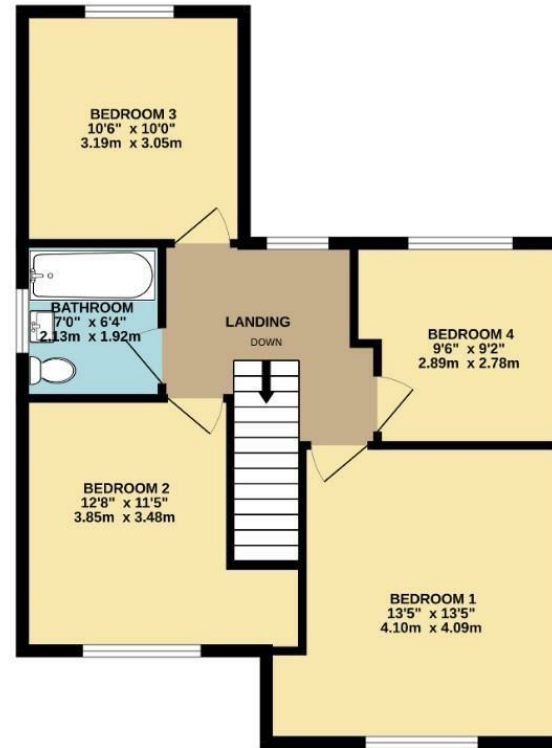
Upstairs, a surprisingly spacious landing gives access to four well-proportioned bedrooms and a family bathroom.



GROUND FLOOR
557 sq.ft. (51.7 sq.m.) approx.



1ST FLOOR
611 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA : 1167 sq.ft. (108.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	57	69

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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& LUND**