

# SUPERIOR HOMES

# ROYSTON & LUND





# 10 Millers Walk

Ravenstone | LE67 2BZ

Offers In The Region Of £450,000

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Royston and Lund are pleased to bring to the market this immaculately presented & well-proportioned four bedroom, detached family home in Ravenstone. The property has been fully refurbished (late 2021) & finished to a high specification with premium fixtures & fittings throughout; including a modern heating & hot water system plus professionally fitted bathrooms, Amtico flooring & designer radiators to name a few. Located within close proximity of fantastic local schools & with excellent transport links for the A42 & M1.

Entering into the spacious, panelled hallway that benefits from built-in storage & a modern WC, there is access into the lounge, reception room (potential office/dining room/snug/playroom), large kitchen-diner & stairs to the first floor. The lounge benefits from a feature fireplace, bay window to the front & french doors that open up into the conservatory at the rear. The additional reception room boasts impressive bespoke built-in storage.

The kitchen features stone-overlay worktops, an integrated multifunction double oven, five ring gas hob with extractor overhead & central island with feature lighting above. The separate utility room provides space for further freestanding appliances.

Upstairs there are four generous bedrooms; three double & one single, all benefitting from fitted wardrobes. The spacious master bedroom currently fits a super-king bed & sofa with room to spare, giving a suite-like feel. Both the main bathroom & en-suite shower room have been fully upgraded with high-end designer units & taps.

To the front there is hard standing, front lawn with landscaped borders & decorative fencing as well as a gated driveway that leads to a detached brick-built garage with ample parking overall for 4 to 5 vehicles. To the rear there is a fully-fenced, landscaped & lawned south-facing garden offering a high degree of privacy with cast iron lampost & archway.

\*A full extensive detailed list of the upgrade\*







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- Offers in the Region of £450,000
- Detached Family Home
- Four Double Bedrooms
- Immaculately Presented Throughout
- Detached Garage with Ample Parking
- Upgraded Fixtures & Fittings
- Conservatory with Underfloor Heating
- Kitchen & Utility
- EPC Rating C - Freehold
- Council Tax Band F



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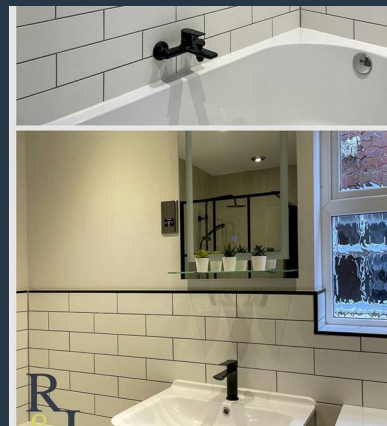


Ravenstone is a small, rural village within the heart of the National Forest. It has a population of 2,149 and is situated just off the A511 road between Coalville and Ashby-de-la-Zouch. The centre of the village has been designated a conservation area. The village boasts the highly regarded Woodstone Primary School.



Archaeological excavations carried out in 1981 to the south of the present village revealed the site of a Romano-British settlement. Evidence for iron smelting was found, along with kilns and coins dating from the late 3rd century. There is also evidence of a Roman road crossing the southern part of the parish and through the settlement. The settlement site was destroyed when around eight million tonnes of coal were extracted by opencast mining.

The area has since been returned to open fields and is now known as the Sence Valley Forest Park. It includes the River Sence and three major lakes, which attract a wide variety of wildfowl. Large areas of the site are planted with Corsican pine, larch and poplars.

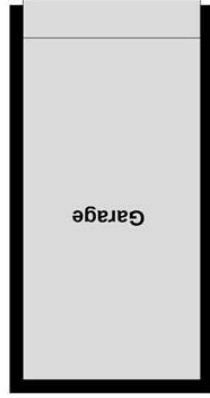
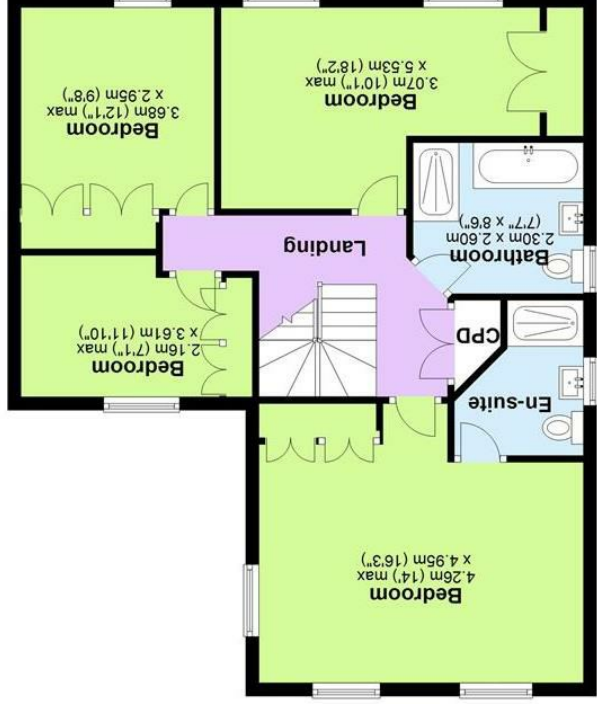
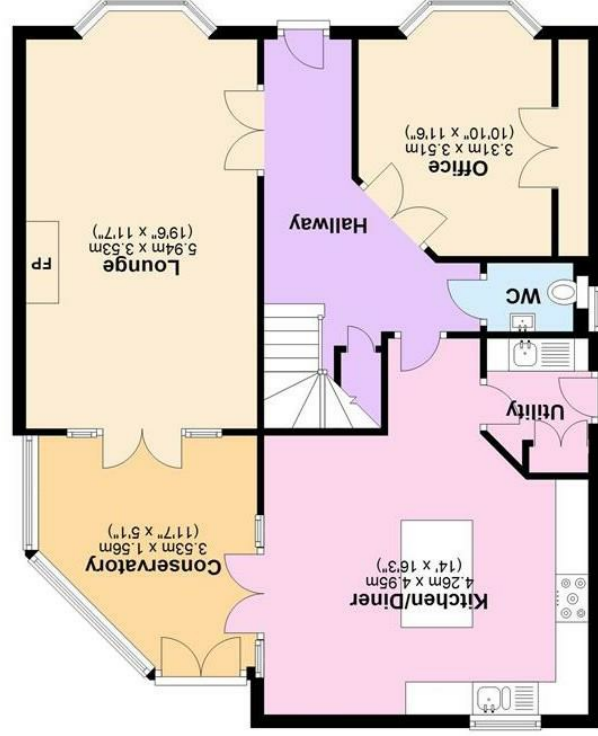


To the west of the village the Woodland Trust acquired adjoining agricultural land that became the Flagship Diamond Wood, a 186 hectares (460 acres) new woodland to celebrate the 2012 Diamond Jubilee of Queen Elizabeth II



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.

Total area: approx. 156.6 sq. metres (1685.9 sq. feet)



Approx. 83.9 sq. metres (903.5 sq. feet)

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus)
	A
	B
	C
	D
	E
	F
	G
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20)
EU Directive 2002/91/EC	
Current	Potential
	84

Energy Efficiency Rating	
Very energy efficient - lower running costs	(92 plus)
	A
	B
	C
	D
	E
	F
	G
Not energy efficient - higher running costs	(1-20)
EU Directive 2002/91/EC	
Current	Potential
	72
	84

EPC

