

# Holderr

A Modern Estate Agent



61 Church Lane, Coalville, LE67 2AE

Offers over £255,000

Discover the undeniable charm and character of this exceptional three-story, four-bedroom residence nestled in the picturesque heart of Ravenstone. This unique property seamlessly combines modern comforts with traditional appeal, offering a versatile and spacious home ideal for families, multi-generational living, or those seeking a generous living space in a tranquil rural setting.

Upon approaching the property, you are welcomed by a charming private driveway that comfortably accommodates two vehicles, with additional parking available directly in front of the cottage, ensuring convenience for residents and visitors alike. The beautifully maintained exterior exudes character, hinting at the warm and welcoming interior that awaits.

Stepping through the front door, you are immediately greeted by a generously proportioned open-plan kitchen and dining area. This inviting space is perfect for family gatherings and entertaining guests, featuring modern fitted units, ample work surfaces, and space for a variety of appliances. The dining area flows seamlessly into the kitchen, creating a social environment where cooking and conversation can happen simultaneously. Adjacent to this area is a cosy lounge, complete with a charming log burner that provides a warm and inviting atmosphere during the colder months. Large patio doors from the lounge open out onto a side garden, inviting natural light to flood the space and offering a seamless indoor-outdoor living experience.

The garden area is a tranquil retreat, featuring a series of steps leading down to a laid lawn and a spacious patio area. This outdoor space is perfect for outdoor dining, relaxing on sunny days, or enjoying quiet evenings in the fresh countryside air. The peaceful surroundings and well-maintained landscape make it an ideal spot for children to play or for hosting family gatherings.

Ascending to the first floor, you will find two inviting bedrooms, both of which are spacious and tastefully decorated, offering comfortable retreats for rest and relaxation. A contemporary, modern shower room completes this level, featuring stylish fixtures and fittings, providing convenience.

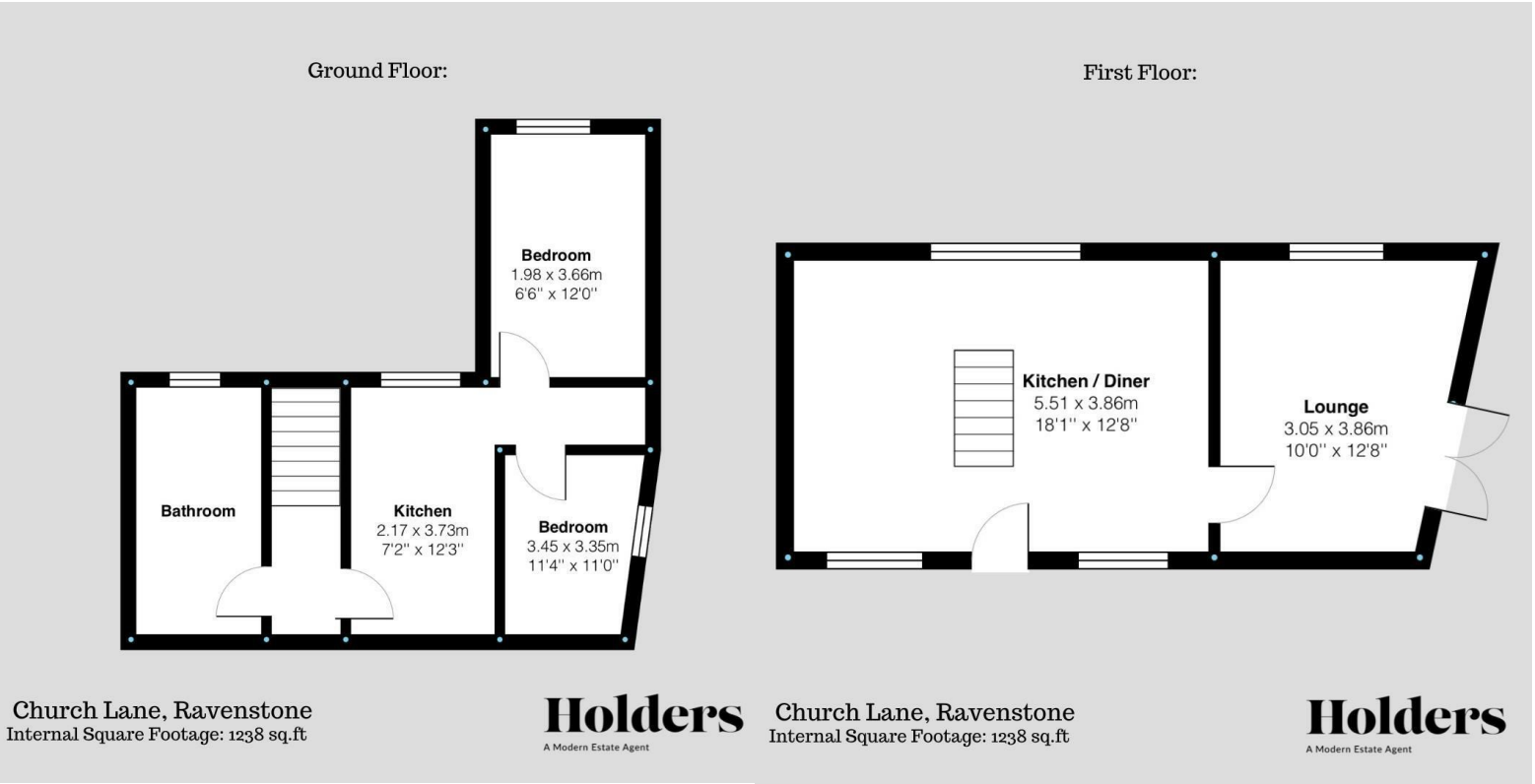
The ground floor offers a versatile, self-contained suite that enhances the property's appeal for multi-generational living or potential rental income. This suite comprises two additional bedrooms, a large, contemporary bathroom, and a fully equipped kitchen, providing all the essentials for independent living. Access from this suite extends to the lower garden, offering privacy and autonomy for its occupants, while still being part of the larger home.

Throughout the property, attention to detail and quality finishes are evident, creating a warm and welcoming ambiance. The countryside views from

various vantage points add to the property's idyllic setting, offering a peaceful and scenic backdrop to everyday life.

Offered with no chain, this exceptional home combines spacious living, versatile accommodation options, and a beautiful rural location, making it an ideal choice for families, those seeking multi-generational living arrangements, or anyone looking to embrace a peaceful lifestyle in Ravenstone.

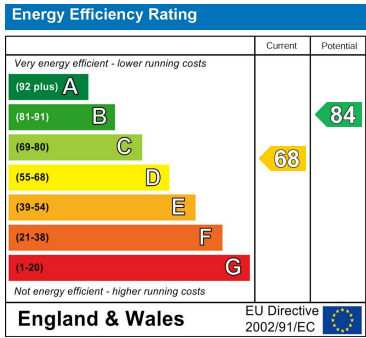
Floor Plan



Area Map



Energy Efficiency Graph



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