



4 Willars Way
Ravenstone, Coalville, LE67 2DQ

£170,000

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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

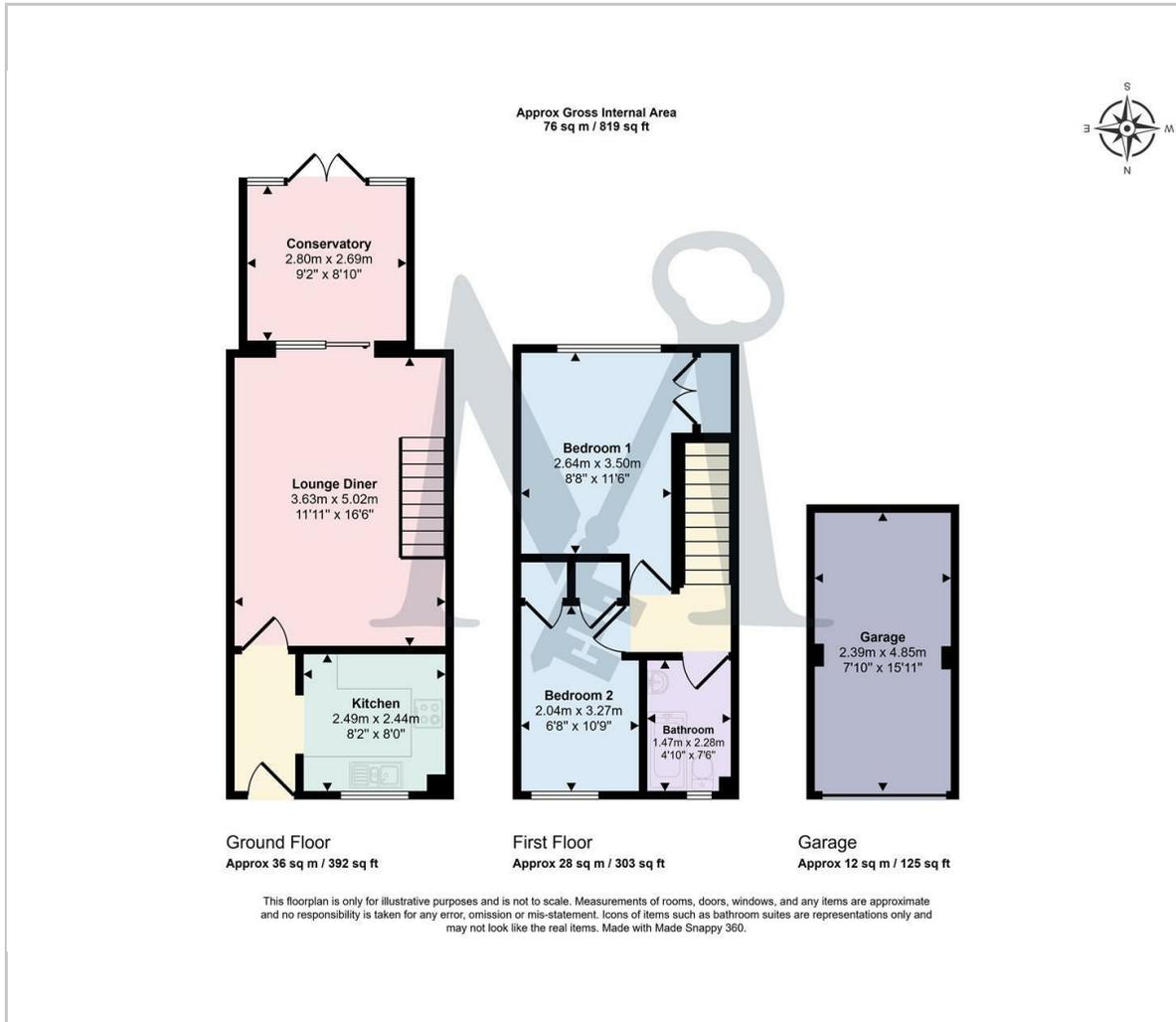
Front Garden / Off Road Parking

Rear Garden





Floor Plan



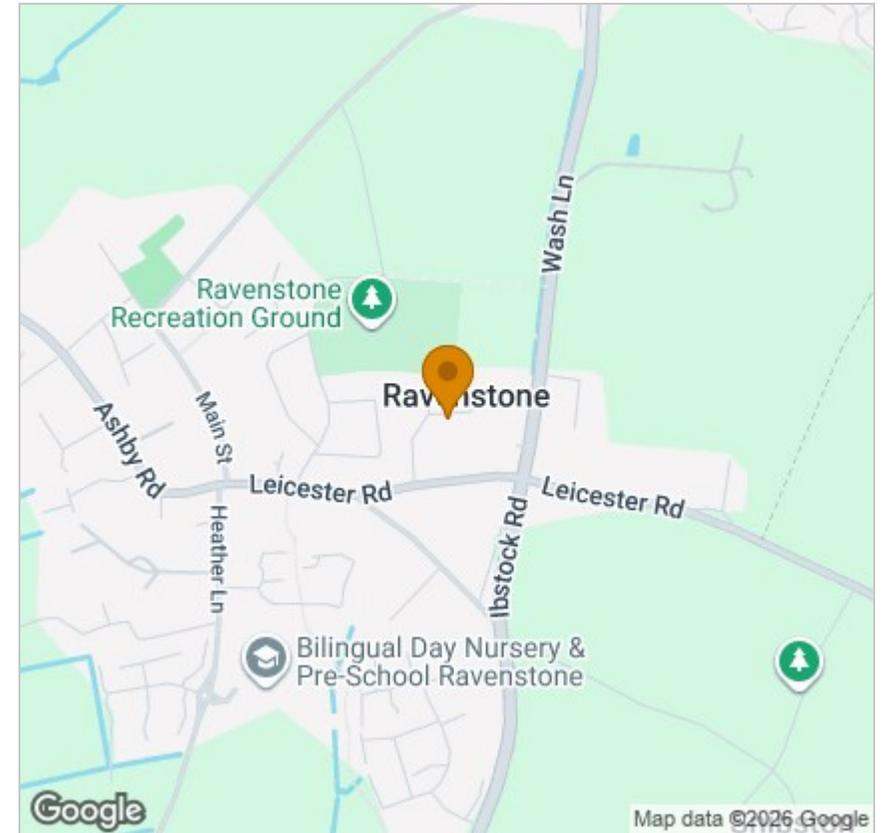
Viewing

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

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Area Map



Energy Efficiency Graph

