



Heather Lane  
Ravenstone LE67 2AH

£439,995

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YOUR HOME IN OUR HANDS



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# Heather Lane

Ravenstone LE67 2AH

- 4 Bedroom Detached Family House
- Small exclusive rural development
- Stunning Open Plan Kitchen Living Diner
- Separate spacious lounge
- En-suite to bedroom one
- Single garage & driveway parking
- 1,499 square feet internal living space
- Sought after village location
- Excellent commuting links

Howland Jones are delighted to present to market this superb four bedroom detached house which is situated on the small exclusive 'The Coppice' development on the edge of the village of Ravenstone in North West Leicestershire. Currently under construction by Peveril Homes, "The Willesley" boasts an impressive 1,499 sqft of internal living space and offers the latest in contemporary living with a stunning open plan kitchen / living / dining area as well as a large separate lounge. Upstairs you will find three double bedrooms and one single with a beautifully appointed en-suite to bedroom one. \*\* BOOK EARLY TO AVOID DISAPPOINTMENT \*\*

PLOT 27 - The WILLESLEY

SHOWHOME & MARKETING SUITE NOW OPEN (Thursdays To Mondays 11am To 5pm) – APPOINTMENT ONLY! - please contact Howland Jones to arrange your appointment.



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## **Tenure**

Freehold

## **The Coppice, Ravenstone**

Nestled away in the heart of the idyllic village of Ravenstone, The Coppice is a desirable, exclusive development of attractive 3, 4 and 5-bedroom homes. With many open green spaces, as well as footpaths leading to a pond, landscaping at The Coppice has been designed to blend seamlessly with the village location. Carefully selected trees, native hedgerows and woodland planting all complement the development, providing a scenic backdrop throughout. The Coppice is close to a variety of local amenities, superb commuter links to the A511, A42 and A50, a village pub and local primary school. Its location, in the heart of rural Leicestershire, sets the scene for this select development of stylish homes. Along with many footpaths and bridleways there are a variety of places to visit within walking distance, including the adjacent Queen Elizabeth Diamond Jubilee Wood and the popular Sence Valley Forest Park.

## **Local Authority & Council Tax Band**

North West Leicestershire District Council

Band = To Be Assessed

## **Post Code For Sat Navs**

LE67 2AH

## **Out Of Hours Contact Arrangements**

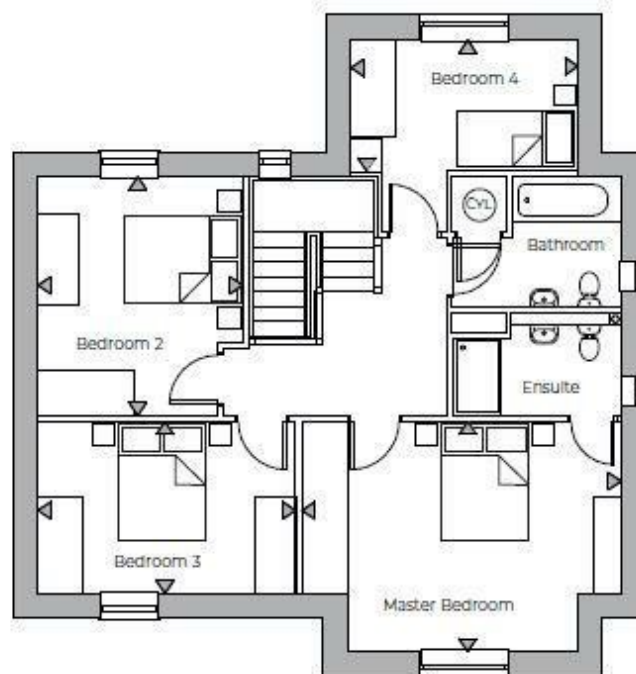
You can email us via our website, or you can 'Live Chat' via our website 24/7

## **Property To Sell?**

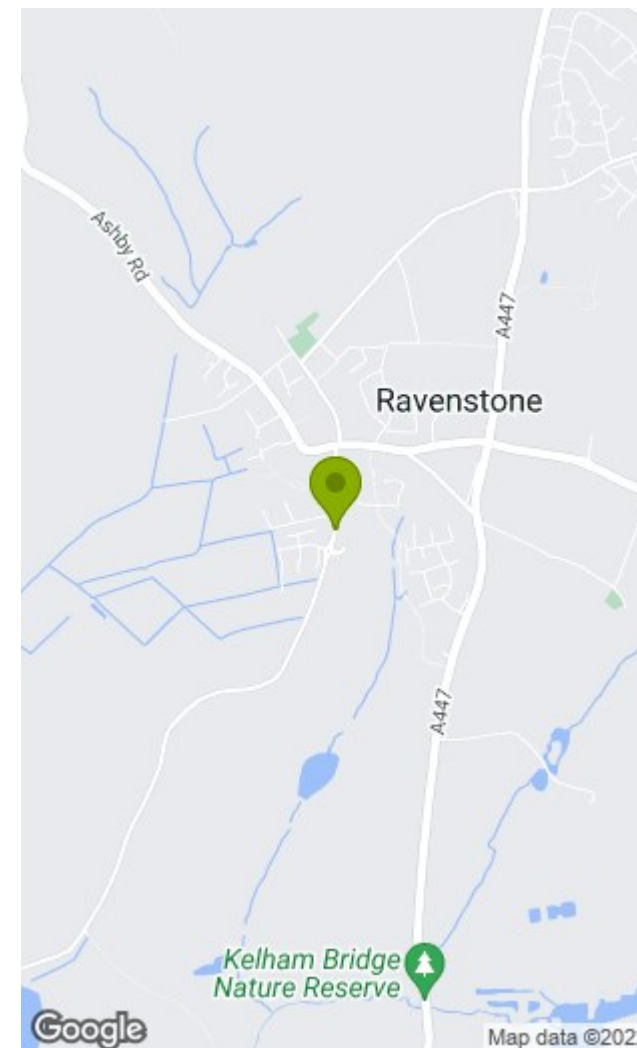
We are happy to provide a free valuation and explain how we combine our personal service with the use of the latest technology to achieve impressive and satisfying results for our customers.



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC





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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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