

## 5 Achurch Close, Stoney Stanton, LE9 4HB



**£295,000**

Situated in the charming village of Stoney Stanton, this delightful detached bungalow on Achurch Close offers a perfect blend of comfort and convenience. With two spacious reception rooms, this property provides ample space for relaxation and entertaining guests. The two well-proportioned bedrooms ensure a restful retreat, making it an ideal home for couples or small families. The bungalow features a well-appointed bathroom, designed for both functionality and comfort. The layout is thoughtfully designed, allowing for easy movement throughout the home. Natural light floods the living spaces, creating a warm and inviting atmosphere. For those with a vehicle, the property includes parking for one car, adding to the convenience of everyday living. The surrounding area is peaceful, providing a serene environment while still being close to local amenities and transport links. This bungalow is a wonderful opportunity for anyone seeking a low-maintenance home in a friendly community. Whether you are looking to downsize or purchase your first home, this property is sure to meet your needs. Don't miss the chance to make this charming bungalow your own.

*Service without compromise*

## Entrance Hall



Enter via a Upvc front door where you will find room to hang your outdoor coats. Opening into the lounge .

## Lounge 16'9" x 11'10" (5.11m x 3.61m)



This spacious lounge has a bay window to the front and a window to the side allowing lots of natural light flood in. There is a feature fireplace housing a gas living flame fire, coving to the ceiling and two radiators.

## Kitchen 14'9" x 9'2" (4.50m x 2.79m)



Fitted with a wide range of modern cream gloss units with complimenting surfaces , a pull out ironing board set into a base unit , eye-level single oven and a gas hob with extractor hood with a stainless steel splash back. The fridge freezer is fully integrated and there is space for a washing machine and tumble dryer. A glazed door gives access to the outside and a window overlooks the front garden.

## Kitchen Picture Two



## Inner Hall

The hall gives access to the bathroom and bedrooms and has an airing cupboard housing the combination gas central heating boiler.

**Shower Room 7' x 6' (2.13m x 1.83m)**



Fitted with a modern suite comprising of a low flush WC, a wall hung wash hand basin, a walk-in shower and a chrome heated towel rail.

**Shower Room Picture Two**



**Bedroom One 12'3" x 11'10" (3.73m x 3.61m)**



A double bedroom with a range of built in wardrobes, radiator and a window overlooking the garden.

**Bedroom Two / Dining Room 9'2" x 9'2" (2.79m x 2.79m)**



This flexible room can be used as a dining room and can also be used as an occasional bedroom having a Murphy pull down double bed. There is coving to the ceiling and a radiator. A set of glazed double doors open into the conservatory.

Bedroom Two/ Dining Room Picture Two



Conservatory 10'6" x 9'2" (3.20m x 2.79m)



This delightful conservatory can be used all year round as it has an insulated roof, power sockets, a radiator and a set of French doors open onto the decked area in the garden.

Garage 16' x 8' (4.88m x 2.44m)

A single garage with a pitched roof, power & light, a personal door to the side and an up and over door to the front.

Garden



The beautiful landscaped garden enjoys a private feel and wraps around the property. Mainly laid to lawn with well stocked shrub borders and manicured trees, this south facing garden has a timber decked seating area that is adjacent to the conservatory. There are gates to both sides of the property, a timber garden shed and a covered area which is the ideal space to store the wheelie bins

Garden Picture Two





## Outside & Parking

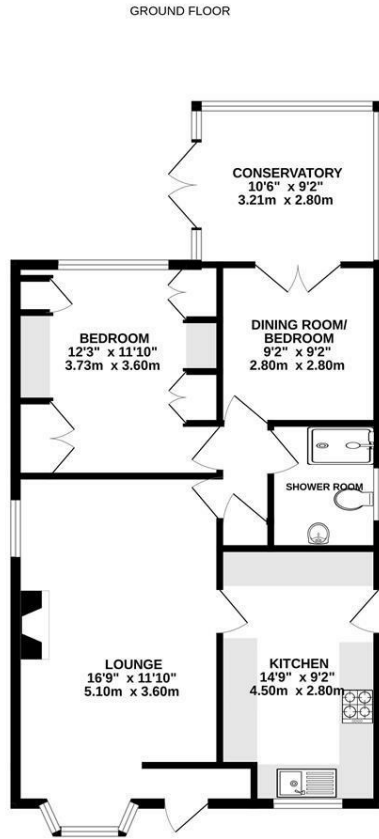


The property is set on a generous corner plot and has a lovely front garden framed by laurel hedging. The drive provides parking and a path gives access to both sides of the property.

### Note for Purchasers

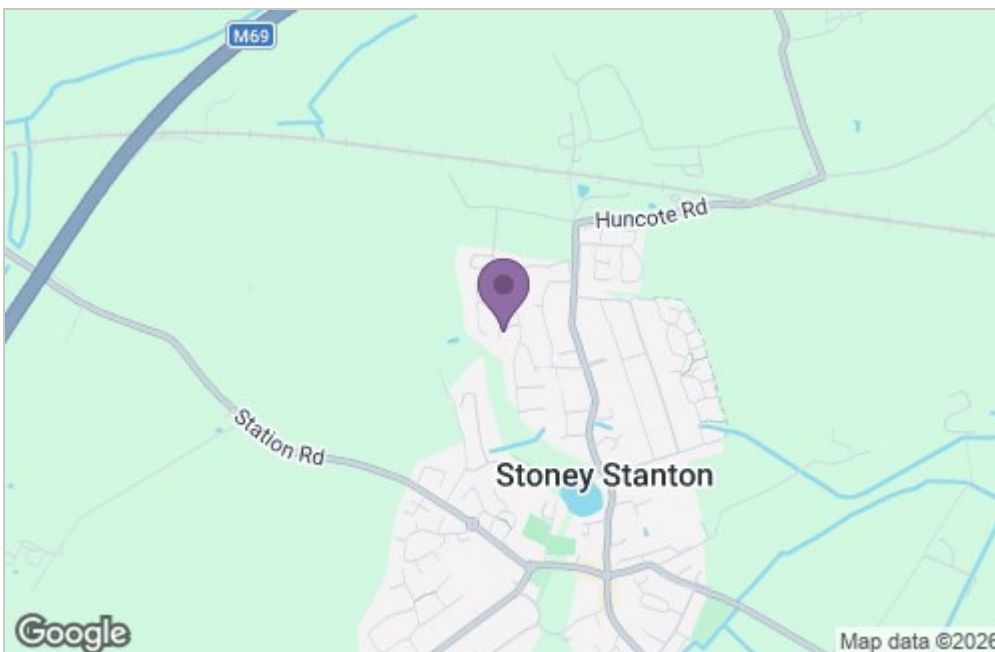
Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

## Floor Plan



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## Area Map



## Energy Efficiency Graph

