

**Tinsley  
Garner**  
independent property expertise



19, Lea Road, Stone, ST15 0JS



**Asking Price £269,000**

A larger than average detached bungalow in a cosy corner of Stone, hidden from view and yet just moments from local amenities. This is a well maintained property which offers a little more elbow room than many in this locale featuring; good size sitting room, modern kitchen and separate dining room, two well proportioned bedrooms modern bathroom and unusually for a bungalow an ensuite shower room to the main bedroom. Benefiting from upvc double glazing throughout and modern gas central heating. Set in good size low maintenance gardens with sunny south west aspect to the rear, off road parking for 2 cars, detached garage & carport. Whether you're looking to downsize or simply seeking a change of scenery, this bungalow has much to offer and is well worth more than a few minutes of your time. Offered for sale with no upward chain.



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#### Entrance Hall

Enclosed entrance with glazed UVPC door and radiator. Cloaks cupboard. Glazed inner door leading to....

#### Living room

18'6" x 11'9"

A good-sized living space with modern feature fireplace and living flame gas fire., Large bow window to the front of the bungalow.

Radiator.

#### Inner Hall

Access hatch to fully boarded loft space which has a pull down ladder. Radiator,

#### Dining Room

10'2" x 10'11"

Good sized reception room with wood effect flooring. Large storage cupboard, radiator. door through to the kitchen, Window and UVPC door to side of the bungalow.

#### Kitchen

10'2" x 8'3"

Featuring an extensive range of modern wall & base cupboards with white cabinet doors and contrasting black granite effect work surfaces with inset sink unit & mixer tap. Fitted appliances comprise; ceramic electric hob with extractor over, eye level double oven and plumbing for washing machine. Featuring a breakfast bar with space for two bar stools. Wall mounted 'Ideal' gas fired combi boiler. Large window to the rear overlooking the garden.

#### Bedroom 1

9'8" x 12'9"

Spacious double bedroom with built in wardrobes, bedside cabinets and dressing table. Radiator. French doors leading to the rear garden.

#### En-Suite Shower Room

A full en-suite hidden behind the wardrobe, featuring a white suite with corner shower enclosure with glass screen and thermostatic shower, vanity basin & WC. Ceramic wall tiling to full height, skylight window, heated towel radiator.

#### Bedroom 2

8'9" x 9'2"

Double bedroom with window to the side of the property. Fitted wardrobe and matching dressing table. Radiator,

#### Bathroom

5'4" x 5'6"

Having a bath with shower over, vanity basin & WC. Heated towel radiator. Ceramic wall tiling and vinyl flooring. Window to the side of the property.

#### Outside

The bungalow occupies a larger than average plot with good frontage, driveway parking for 2 cars, carport and a detached single garage. Hard landscaped gardens front and rear designed for ease of maintenance, featuring patio area, gravel beds and planted borders.

#### General Information

Services; Mains gas, water, electricity 7 drainage. Gas central heating

Tenure; Freehold

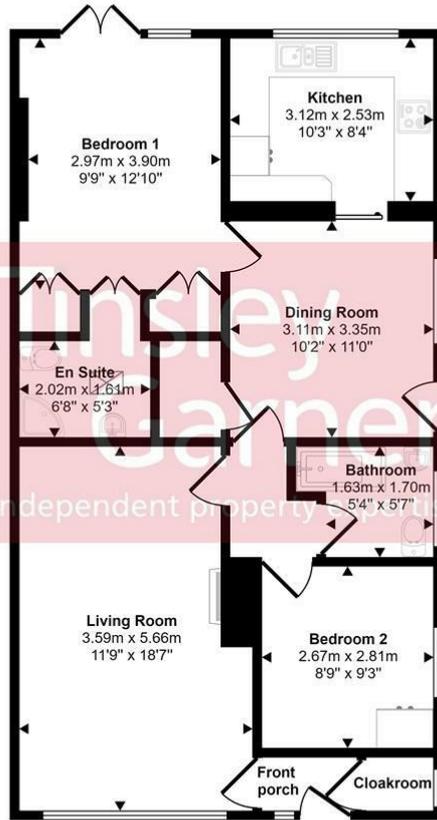
Council Tax Band C

Viewing by appointment

For sale by private treaty, subject to contract.  
Vacant possession on completion



Approx Gross Internal Area  
77 sq m / 829 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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England & Wales		EU Directive 2002/91/EC	