

CASTLE ESTATES

1982

A BEAUTIFULLY PRESENTED AND MUCH IMPROVED THREE BEDROOMED DETACHED FAMILY RESIDENCE STANDING A GOOD SIZED PLOT WITH EASY TO MAINTAIN GARDENS SITUATED IN A POPULAR AND CONVENIENT LOCATION



CHERRY TREE BROUGHTON ROAD STONEY STANTON LE9 4JA

No Onward Chain £400,000

- Spacious Hall With Guest Cloakroom
- Separate Dining Room
- Useful Ground Floor Study/Hobbies Room
- Ensuite Shower Room & Family Bathroom
- Well Tended Easy To Maintain Private Garden
- Attractive Lounge Opening Onto Sun Room
- Contemporary Fitted Kitchen & Utility Room
- Three Double Bedrooms
- Ample Off Road Parking
- NO CHAIN - VIEWING ESSENTIAL



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Nestled on Broughton Road in the charming village of Stoney Stanton, Leicester, this delightful detached house presents an excellent opportunity for families seeking a spacious and comfortable home. With no chain involved, you can move in without delay and start enjoying all that this property has to offer.

The house boasts three well-proportioned reception rooms, providing ample space for both relaxation and entertaining. Whether you prefer a cosy evening in the lounge, a formal dining experience, or a versatile space for hobbies, these rooms cater to all your needs.

The property features four generously sized bedrooms, ensuring that everyone in the family has their own private sanctuary. The two bathrooms add convenience, making morning routines and family life much easier.

Set in a peaceful area, this home is perfect for those who appreciate a tranquil lifestyle while still being within easy reach of local amenities and transport links. Stoney Stanton is known for its friendly community and picturesque surroundings, making it an ideal place to settle down.

This detached house is a rare find, offering both space and comfort in a desirable location. Don't miss the chance to make this wonderful property your new home.

COUNCIL TAX BAND & TENURE

Blaby Council - Band E (Freehold).

ENTRANCE HALL

17'8" x 6'3" (5.41m x 1.92m)

having composite front door with leaded light obscure window and side window, tiled flooring, dado rail, coved ceiling and central heating radiator. Spindle balustraded staircase to the First Floor Landing.



GUEST CLOAKROOM

8'4" x 2'6" (2.55m x 0.77m)

having low level w.c., wash hand basin, wood effect flooring and window with obscure glass.

STUDY/HOBBIES ROOM

17'7" x 9'8" (5.38m x 2.97m)

having central heating radiator and upvc double glazed window to front.



LOUNGE

17'8" x 12'2" (5.39m x 3.71m)

having upvc double glazed window to front, feature stone fireplace with open fire facility, wood effect flooring, coved ceiling, tv aerial point and French doors opening onto Sun Room.



SUN ROOM

11'2" x 7'1" (3.42m x 2.17m)

having tiled flooring, central heating radiator, upvc double glazed windows and French doors opening onto Garden.



DINING ROOM

15'6" x 10'11" (4.73m x 3.33m)

having wood effect flooring, central heating radiator, coved ceiling, upvc double glazed door to garden and side windows. Square archway to Kitchen.



KITCHEN

12'7" x 8'11" (3.85m x 2.73m)

having an attractive range of white Shaker style units including base units, drawers and wall cupboards, contrasting work surfaces and upstands, inset sink with mixer tap, built in oven, gas hob with cooker hood over, space for upright fridge freezer, central heating radiator, wood effect flooring, coved ceiling, two upvc double glazed windows. Square archway to Utility Room.



UTILITY ROOM

12'7" x 8'11" (3.85m x 2.73m)

having range of matching units, work surfaces and upstand, wood effect flooring, central heating radiator, coved ceiling, wall mounted gas fired boiler for central heating and domestic hot water, upvc double glazed door to Garden.



FIRST FLOOR LANDING

21'1" x 12'7" (6.43m x 3.86m)

having spindle balustrading, inset LED lighting, feature beam, wood effect flooring, access to the roof space and central heating radiator.



BEDROOM ONE

15'8" x 15'6" (4.80m x 4.74m)

having built in wardrobes, central heating radiator, wood effect flooring, three upvc double glazed windows to rear and side.





BEDROOM TWO

12'7" x 12'1" (3.86m x 3.69m)

having built in wardrobes, feature beam, central heating radiator and upvc double glazed window to front. Door to Ensuite Shower Room.





ENSUITE SHOWER ROOM

21'1" x 6'5" (6.43m x 1.98m)

having modern suite including shower cubicle, low level w.c., pedestal wash hand basin, ceramic tiled splashbacks, chrome heated towel rail and upvc double glazed window with obscure glass.





BEDROOM THREE

10'9" x 9'6" (3.28m x 2.92m)

having central heating radiator and upvc double glazed window to front.



FAMILY BATHROOM

9'6" x 6'5" (2.92m x 1.97m)

having modern white suite including panelled bath with shower over and glass screen, pedestal wash hand basin, low level w.c., white heated towel rail, ceramic tiled splashbacks, shaver point and upvc double glazed window with obscure glass.



OUTSIDE

Walled and gated front boundary leading to direct vehicular access to a sizeable block paved driveway with standing for numerous cars. Mature trees and shrubs. Pedestrian access to a fully enclosed private rear garden with feature patio area, pergola, artificial lawn area, mature trees, shrubs and flower borders.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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



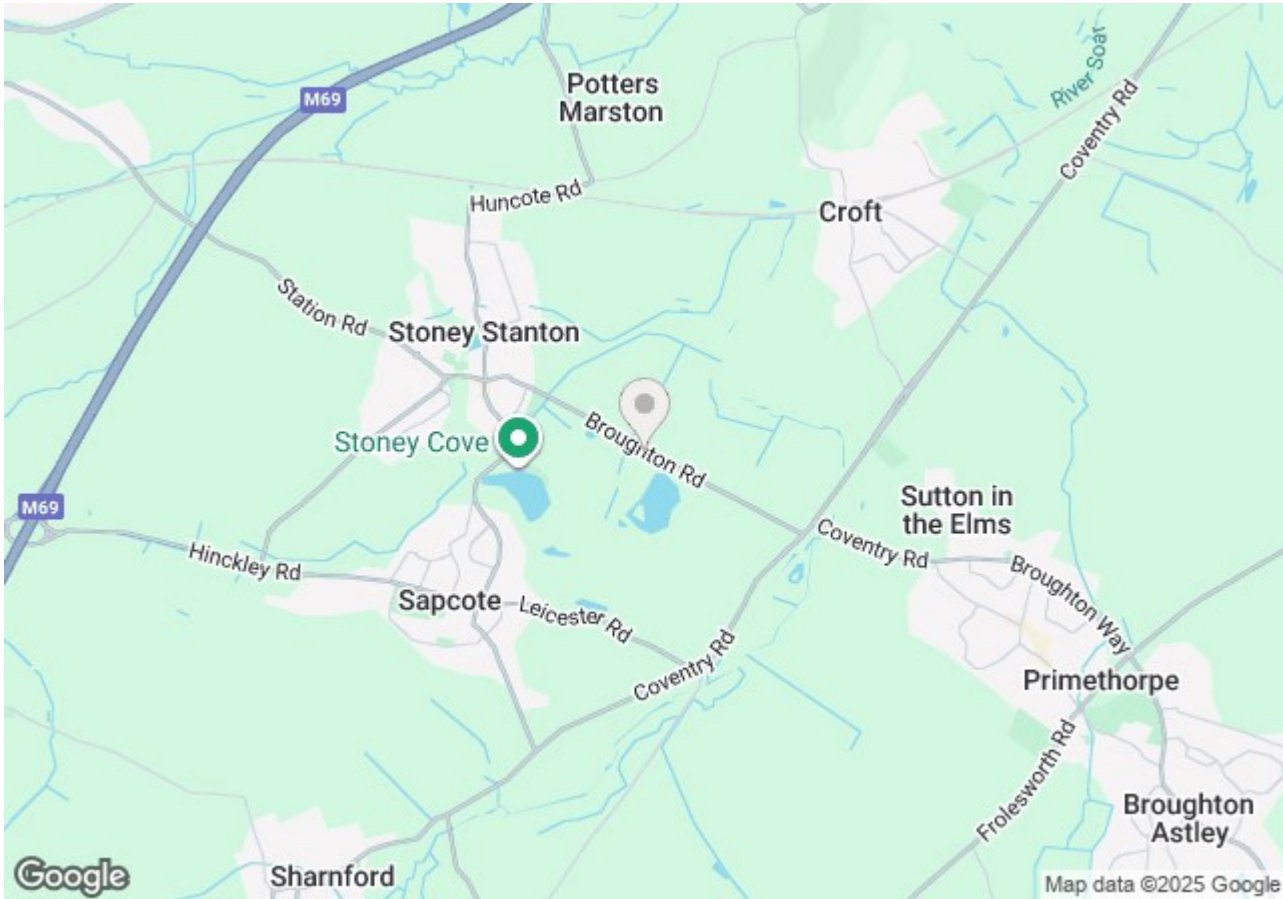
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

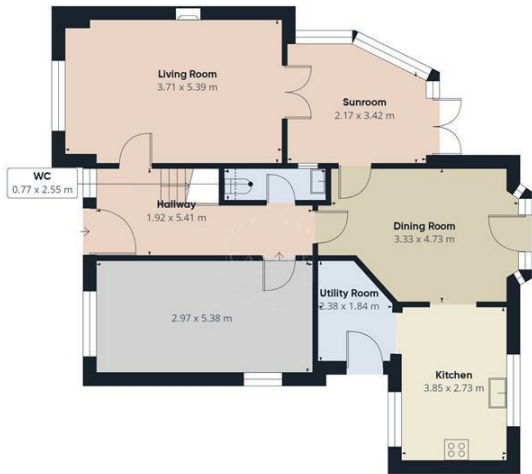
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Floor 0



Floor 1

Approximate total area⁽¹⁾
150.9 m²
Reduced headroom
0.2 m²

(1) Excluding balconies and terraces.

Reduced headroom
Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

PLEASE NOTE

These particulars are produced in good faith as a general guide only and do not constitute any part of a contract. Intending purchasers should make their own inspection and enquiries in order to satisfy themselves of their authenticity and no responsibility is accepted for any errors or omissions herein. No person in the employment of Castle Estates has any authority to make any representation or warranty in relation to this property.

FIXTURES AND FITTINGS

Specifically excluded unless mentioned in these details but may be available by separate negotiation if required. Telephones and points (where fitted) are subject to the service providers regulations.

OFFER PROCEDURE

As we have an obligation to our Vendor Client to ensure that any offers made for this property can be substantiated one of our financial services representatives will contact you to qualify your offer.

ADDITIONAL NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be please to check the information for you. The agent has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from the solicitor or surveyor. All measurements quoted are approximate and are for guidance purposes only. Purchasers are advised to check all measurements critical to requirements.

BUSINESS HOURS

Monday to Friday 9.00 am till 5.30 pm & Saturday 9.00 am to 13.00 pm
