

CASTLE ESTATES

1982

A WELL PRESENTED THREE BEDROOMED MID TERRACE WITH AMPLE OFF ROAD PARKING AND PRIVATE REAR GARDEN SITUATED IN A POPULAR RESIDENTIAL LOCATION



**28 WRIGHT ROAD
STONEY STANTON LE9 4AL**
Offers In Excess Of £230,000

- Good Sized Hall
- Open Plan Living Kitchen/Dining Area
- Two Further Bedrooms
- Ample Off Road Parking
- Popular Residential Location
- Guest Cloakroom
- Master Bedroom With Ensuite
- Family Bathroom
- Private Lawned Rear Garden
- VIEWING ESSENTIAL



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VIEWING

By arrangement through the Agents.

DESCRIPTION

Welcome to this charming townhouse located on Wright Road in the picturesque village of Stoney Stanton.

This delightful property boasts a modern layout with entrance hall, guest cloakroom, spacious reception room opening through to contemporary kitchen perfect for entertaining guests or relaxing with family. To the first floor there is a master bedroom with ensuite shower room, two further bedrooms and a family bathroom. Outside the property benefits from ample off road parking and well tended gardens. Viewing is essential.

It is situated in a popular and convenient residential location, ideal for all local shops, schools and amenities. Those wishing to commute will find easy access to the M69 junctions 1 and 2 making travelling to further afield very good.

Don't miss out on the chance to make this townhouse your own and enjoy the comforts of village life in Leicester.

COUNCIL TAX BAND & TENURE

Blaby Council - Band B (Freehold).

ENTRANCE HALL

11'2" x 6'3" (3.42m x 1.93m)

having composite double glazed front door with leaded lights and central heating radiator. Feature spindle balustraded staircase to the First Floor Landing with useful storage beneath.



ENTRANCE HALL



GUEST CLOAKROOM

having low level w.c., corner wash hand basin and splashback, central heating radiator and extractor fan.



OPEN PLAN LIVING KITCHEN - Lounge/Dining Area

15'2" x 10'5" (4.63m x 3.20m)

having two central heating radiators, tv aerial point, upvc double glazed window to rear and French doors opening onto the rear garden.



OPEN PLAN LIVING KITCHEN - Lounge/Dining Area



OPEN PLAN LIVING KITCHEN - Lounge/Dining Area**OPEN PLAN LIVING KITCHEN - Kitchen Area**

having an attractive range of cream Shaker style fitted units including base units, drawers and wall cupboards, contrasting wood effect work surfaces and inset stainless steel sink with mixer tap, built in oven, gas hob with cooker hood over, space and plumbing for washing machine, space for fridge freezer, cupboard housing the gas fired boiler for central heating and domestic hot water, tiled floor and upvc double glazed window.



OPEN PLAN LIVING KITCHEN - Kitchen Area



FIRST FLOOR LANDING

having spindle balustrading, access to the part boarded roof space and useful storage cupboard.

MASTER BEDROOM

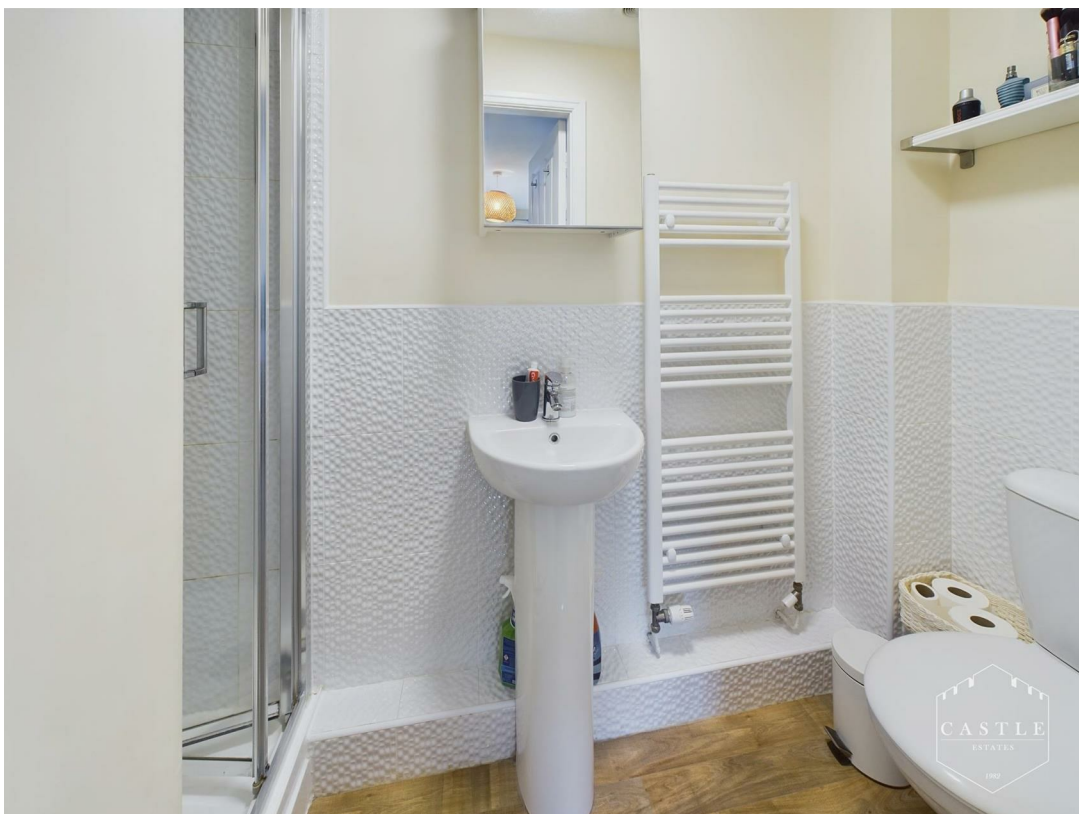
12'5" x 8'5" (3.81m x 2.59m)

having central heating radiator and double glazed window.



ENSUITE SHOWER ROOM

having fully tiled shower cubicle, pedestal wash hand basin, low level w.c., ceramic tiled splashbacks, white heated towel rail, wood effect flooring and extractor fan.



BEDROOM TWO

8'9" x 8'1" (2.69m x 2.48m)

having central heating radiator and upvc double glazed window.



BEDROOM THREE

10'3" x 6'6" (3.14m x 1.99m)

having central heating radiator and upvc double glazed window.



BATHROOM

6'9" x 5'6" (2.07m x 1.70m)

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



OUTSIDE

There is a gravelled foregarden with slabbed path to front door. Direct access to ample off road parking for several cars. A fully enclosed rear garden with slabbed patio area, lawn, well fenced boundaries, garden shed with power and rear gate.



OUTSIDE



OUTSIDE



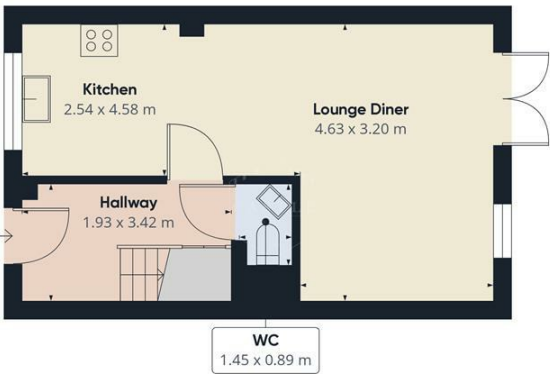
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	84	
(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	

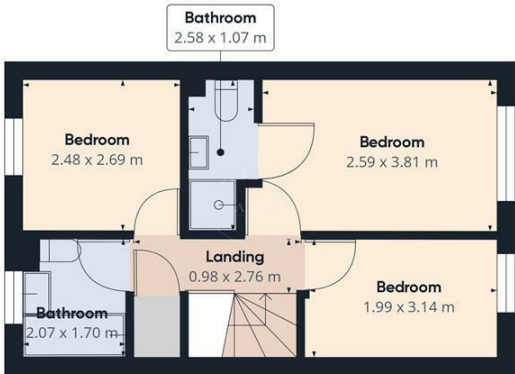
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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Floor 0



Floor 1

Approximate total area⁽¹⁾
66.8 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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
