

CASTLE ESTATES

1982

A BEAUTIFULLY PRESENTED AND MUCH IMPROVED THREE BEDROOMED MID TERRACE FAMILY RESIDENCE SITUATED IN A MOST SOUGHT AFTER VILLAGE LOCATION



**7 CAREY HILL ROAD
STONEY STANTON LE9 4LA**
Offers In Excess Of £200,000

- Attractive Lounge To Front
- Contemporary Fitted Kitchen
- Modern Family Bathroom
- Good Sized Mature Rear Garden
- Separate Dining Area
- Three First Floor Bedrooms
- Useful Attic/Office Rooms
- VIEWING ESSENTIAL



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**** VIEWING ESSENTIAL **** A beautifully presented and much improved traditional terrace property situated in the heart of the popular village of Stoney Stanton, convenient for all local shops, schools and amenities. Those wishing to commute will find easy access to the M69 junctions 1 & 2 making travelling to further afield very good indeed.

The accommodation boasts attractive lounge to front, good sized dining area opening onto a contemporary fitted kitchen with a range of integrated appliances. To the first floor there are three bedrooms, modern family bathroom and access to a useful attic space, ideal for an occasional office or hobbies room. Outside the property enjoys a well tended rear garden.

COUNCIL TAX BAND & TENURE

Blaby Council - Band A (Freehold).

LOUNGE

12'1" x 10'9" (3.70m x 3.28m)

having composite front door, upvc double glazed window to front, tv aerial point, wood effect flooring and central heating radiator.





DINING AREA

12'0" x 10'9" (3.67m x 3.29m)

having decorative fireplace with feature tiles, wood effect flooring, central heating radiator, tv aerial point, built in storage cupboard and upvc double glazed window to rear. Door leading to staircase and first floor landing.





KITCHEN

12'0" x 5'10" (3.66m x 1.78m)

having an attractive range of contemporary white gloss units including ample base units, drawers and wall cupboards, contrasting work surfaces and inset sink with mixer tap, built in electric oven, induction hob with cooker hood over, integrated washing machine, integrated dishwasher, integrated fridge freezer, inset LED lighting, wood effect flooring, upvc double glazed window to rear and side door to Garden.





FIRST FLOOR LANDING

10'9" x 2'11" (3.30m x 0.89m)

having central heating radiator. Staircase to Occasional Office/Attic/Hobbies Space.

BEDROOM ONE

10'5" x 7'7" (3.19m x 2.33m)

having built in wardrobe and futher storage cupboard, central heating radiator and upvc double glazed window to rear.



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

BEDROOM THREE

7'10" x 7'11" (2.41m x 2.43m)

having built in cabin bed, central heating radiator and upvc double glazed window to front.



BATHROOM

7'10" x 5'11" (2.40m x 1.81m)

having panelled bath with rain shower over and glass panel screen, vanity unit with wash hand basin, low level w.c., ceramic tiled splashbacks, extractor fan, inset LED lighting, chrome heated towel rail and upvc double glazed window with obscure glass.



OCCASIONAL ATTIC/OFFICE SPACE

having velux roof light.

OUTSIDE


Shared pedestrian access to a fully enclosed rear garden with gate, slabbed courtyard area with steps up to gravel area, lawn, pergola, walled and fenced boundaries.




AERIAL VIEW

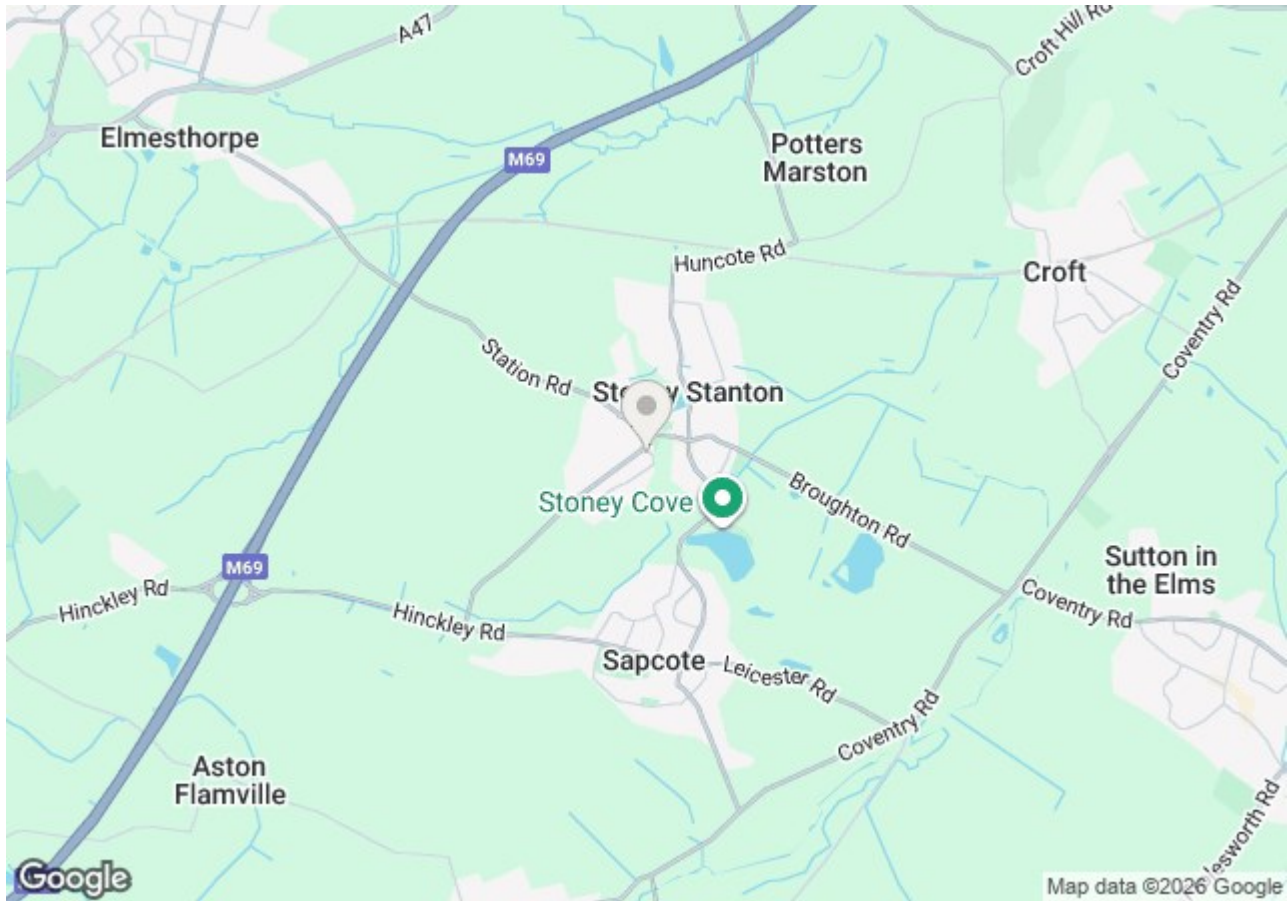


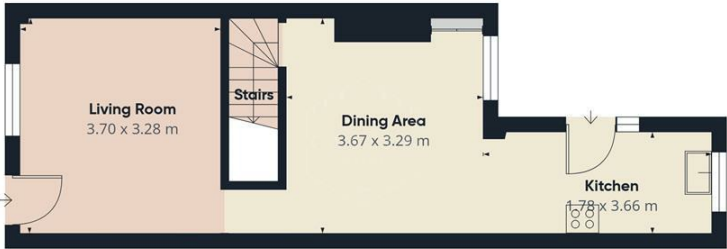
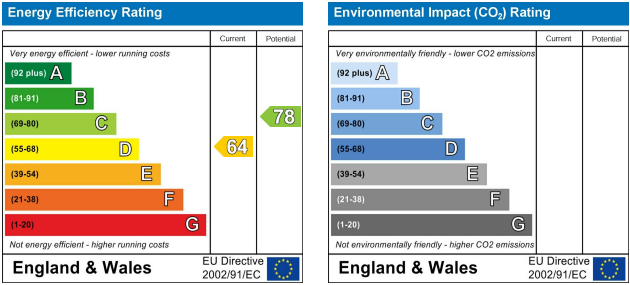
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

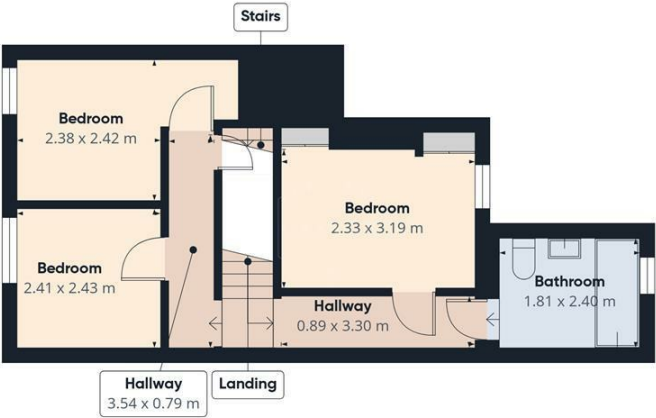
Environmental Impact (CO₂) Rating

	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		
England & Wales	EU Directive 2002/91/EC 	





Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾
77.8 m²

Reduced headroom
4.1 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.

GIRAFFE 360

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
