



Stockwell Road, Stoneygate

In Excess of £325,000

An EXTENDED semi-detached family home available with NO UPWARD CHAIN enjoying accommodation including THREE BEDROOMS.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



0116 274 5544





Entrance Hall

Via uPVC double glazed door, with uPVC double glazed window to the side elevation, stairs to first floor, under stairs storage cupboard, wood effect floor, radiator.

Reception Room One

14' 2" x 11' 10" (4.32m x 3.61m)

Measurement into bay window. With uPVC double glazed bay window to the front elevation, TV point, radiator.

Reception Room Two

19' 0" x 10' 6" (5.79m x 3.20m)

An extended reception room with uPVC double glazed window to the rear elevation, chimney breast, wood effect floor, radiator.



Extended Fitted Kitchen

15' 1" x 8' 1" (4.60m x 2.46m)

With uPVC double glazed windows to the side and rear elevations, uPVC double glazed door to rear garden, wall and base unit with work surfaces over, stainless steel sink, drainer and mixer tap, inset four ring gas hob and oven with extractor hood over, breakfast bar, part tiled walls, radiator.

First Floor Landing

With uPVC double glazed window to the side elevation, loft access.

Bedroom One

11' 6" x 9' 10" (3.51m x 3.00m)

With uPVC double glazed window to the front elevation, built-in wardrobes, wood effect floor, radiator.

Bedroom Two

12' 2" x 10' 0" (3.71m x 3.05m)

With uPVC double glazed window to the rear elevation, built-in wardrobes, radiator.

Bedroom Three

9' 1" x 7' 0" (2.77m x 2.13m)

With uPVC double glazed window to the front elevation, built-in wardrobes and drawers, radiator.

Bathroom

7' 3" x 7' 0" (2.21m x 2.13m)

With uPVC double glazed window to the rear elevation, bath with shower over, low-level WC, wash hand basin, part tiled walls, chrome ladder towel rail/radiator.

Ground Floor WC

With window to the side elevation, low-level WC, wash hand basin, tiled walls.

Front Garden

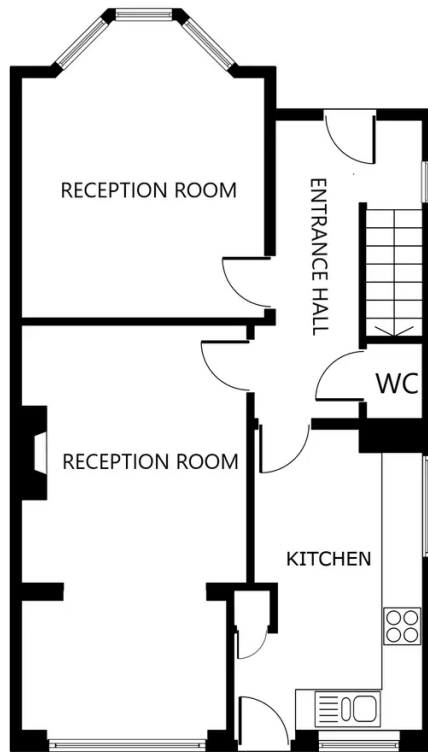
A well maintained front garden with lawn area.

Rear Garden

A well maintained rear garden with paved patio seating area, flowerbeds and shrubs, lawn, fencing to perimeter.

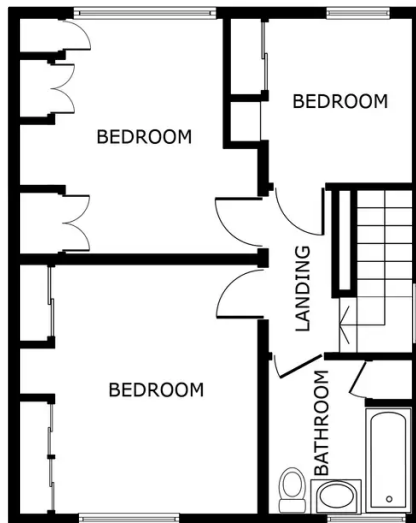
Parking

Paved driveway providing off road parking leading to a garage with up and over door to the front elevation.



GROUND FLOOR

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1

GROSS INTERNAL AREA
 GROUND FLOOR 57.9 m² FLOOR 1 44.1 m²
 TOTAL : 102.0 m²

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We'll keep you moving...



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