



269 Main Street,  
Stanton Under Bardon,  
Leicestershire, LE67 9TQ









£367,500

## GENERAL

A handsome and substantially improved traditional double bay fronted detached home. The house has been upgraded significantly over the years by the current owners and now boasts a stylish interior with calm decor and high quality finishes. It also has traditional features including stripped wooden doors, picture rails, log burner, window seats and feature fireplaces. Sitting in an elevated position, there are 2 car parking spaces and a good-sized, enclosed rear garden. Planning permission has been granted for a 2 storey extension to create a 4 bedroom home with extensive ground floor living accommodation.

The accommodation briefly comprises a sitting room, dining room and kitchen on the ground floor and to the first floor there are two double bedrooms and luxury bathroom.



## LOCATION

Stanton-under-Bardon is a small village located in rural Leicestershire but only 1 mile away from junction 22 of the M1. The village benefits from a local convenience shop, two churches, a public house and a primary school. The village is well placed for access to Leicester, Ashby de la Zouch, Loughborough and further afield, commuting via the M1 motorway.

## THE HOUSE

The accommodation is arranged over two floors as follows. Front door opens into the entrance hall with stairs rising to the first floor.

## PLANNING REFERENCE

The planning reference number for the two storey rear and side extension is: 22/00877/HOU available to view on the Hinckley & Bosworth Planning Portal. The application is dated 13 September 2022 and expires three years from this date.

## SITTING ROOM

11'10" x 14'2"

Feature fireplace with cast insert and painted timber surround, Built-in book cases with matching cupboards below, picture rail, bay window to front with window seat, central heating radiator. (First measurement into book case - second measurement into bay window).

## DINING ROOM

12'1 into alcove x 14'2 into bay window

Feature fireplace with brick insets, timber mantle housing the log burning stove, stripped pine fireside cupboards, picture rail, central heating radiator, window overlooking the rear garden and bay window to the front with window seat.

## KITCHEN

9'0 x 7'7"

Fitted with 'Shaker' style wall and base units with wooden worksurface over, inset with stainless steel one and a half bowl sink, tiled splashbacks. Space and plumbing for compact dishwasher and space for fridge. 'Indesit' 4 ring gas hob, electric oven below and contemporary extractor fan above. Ceramic tiled floor, window to side, door opening onto the rear garden, door to WALK-IN PANTRY. Opening leads to the UTILITY ROOM with wooden worksurface with space and plumbing for an automatic washing machine and space for a tumble drier. Ceramic tiled floor, central heating radiator, opaque window to rear.

## ON THE FIRST FLOOR

From the entrance hall, stairs rise to the first floor accommodation.

## MASTER BEDROOM

12'0 x 11'11 into alcove

Cast iron fireplace, picture rail, central heating radiator, door to walk-in storage with feature window to front.

## BEDROOM TWO

11'6 into alcove x 12'0 inc fitted furniture

Range of fitted bedroom furniture, wall light points, picture rail, central heating radiator, windows to front & rear.

## BATHROOM

11'11 x 9'0

Fitted with a white suite comprising: feature central bath, shower cubicle, wash hand basin on vanity unit, low level lavatory, part tiled walls, doors to full height storage cupboard also housing the 'Worcester' gas central heating boiler, chrome ladder style towel rail, central heating radiator, loft access hatch, window to rear.

## OUTSIDE

The property is in an elevated position with gravelled parking for 2 cars. Gated side access leads to the rear garden which has a large gravelled patio area. Lawn with shrub borders and central archway leading to a further gravelled seating area. A paved pathway leads to a timber built cabin which has power connected.

## COUNCIL TAX

Hinckley & Bosworth C.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	









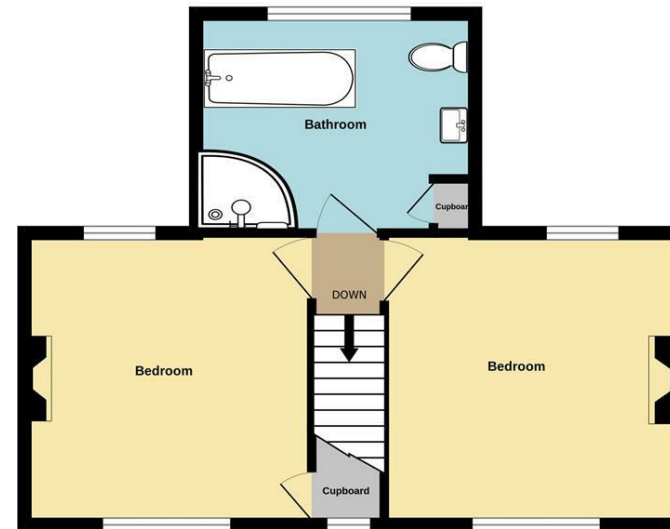




Ground Floor



1st Floor



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