



Manor Brook Close, Stoney Stanton LE9 4BR

£475,000

PE
PICKER
ELLIOTT
ESTATE AGENTS

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Welcome to your dream home! Nestled in a serene countryside village of Stoney Stanton, this five-bedroom detached house offers a unique blend of spaciousness, potential, and natural beauty.

Step inside to discover a meticulously designed interior boasting ample living space, perfect for modern family life. The open-plan layout places the large lounge to the rear with views out over the incredible garden. Large windows flood the rooms with natural light, highlighting the tasteful finishes and elegant decor throughout.

But what truly sets this property apart is its exceptional potential. With drawings already in place to extend the kitchen (STPP), there is still scope for further extensions, the possibilities are endless. Whether you envision adding an extra bedroom, creating a home office, or designing your own entertainment space, this home provides the canvas for your imagination to flourish.

Outside, the enchantment continues as a babbling brook meanders through the expansive rear garden. Imagine spending tranquil evenings listening to the soothing sounds of nature or hosting unforgettable outdoor gatherings in this picturesque setting. It's a rare opportunity to own a piece of paradise right in your backyard. Please note, the vendor informs us that the brook has never burst its banks in their 27 years at the property, even in the recent floodings.

Don't miss out on this once-in-a-lifetime chance to own a truly one-of-a-kind property. Schedule a viewing today and make your dreams a reality in this extraordinary home.

Council tax band C. EPC Rating C.



Enter Via Double Glazed Front Door into

Entrance Hallway

With central heating radiator, alarm control panel, stairs leading to first floor and door leading through to

Kitchen

7'6" x 19'0" (2.29 x 5.799)

With UPVC double glazed window to the front aspect, central heating radiator, UPVC glazed door with frosted glass to the side aspect, with a further UPVC double glazed window also to the side aspect, inset Belfast style sink, real wood work surfaces and a range of Shaker style base and wall units, tiled splash backs, serving hatch through to lounge/diner, 4 ring electric hob, built in electric oven, integrated fridge, integrated freezer and integrated dishwasher.

L Shape Lounge/Diner

19'8" x 16'10" (6.014 x 5.133)

With inset 8 kilowatt wood and coal burner, large UPVC double glazed sliding doors opening out onto the rear garden, two central heating radiators and UPVC double glazed window to the rear aspect.

Downstairs Cloakroom

With low level button flush toilet, wall mounted wash basin and UPVC double glazed window with frosted glass.

Integral Garage

16'4" x 15'8" (4.98 x 4.78)

With UPVC double glazed window, pedestrian side door, double width up and over garage door to the front, power and lighting, access back into hallway, there is also a utility space with plumbing and space for two appliances and consumer unit.

First Floor Landing

With carpet flooring, access to lofts, door to airing cupboard which houses the Valiant boiler. The landing is laid out in such a way that a spiral staircase could be added from the garage should it be converted (subject to planning/building regs). Door opening into

Bedroom One

10'1" (max) x 13'4" (max) (3.09 (max) x 4.07 (max))

With UPVC double glazed window to the rear aspect, central heating radiator and access to

Recently Fitted En Suite

With UPVC cladding to walls, walk in shower cubicle and mains shower, inset spotlights and extractor to ceiling, low level button flush toilet, wash basin with vanity unit, heated and illuminated mirror.

Bedroom Two

9'7" x 10'1" (2.94 x 3.08)

With UPVC double glazed window and central heating radiator.

Bedroom Three

8'11" x 11'10" (2.73 x 3.61)

With central heating radiator and UPVC double glazed window.

Bedroom Four

9'2" x 9'9" (2.80 x 2.98)

With central heating radiator and UPVC double glazed window to the rear aspect.

Bedroom Five

9'2" x 6'4" (2.8 x 1.95)

With UPVC double glazed window and central heating radiator.

Family Bathroom

With low level button flush toilet, pedestal wash basin, white bath with matching side panel, main shower above bath, inset spotlights to ceiling, tiled splash back and UPVC double glazed window with frosted glass.

Shower Room

With UPVC cladding to walls, large walk in double width shower with main shower, low level button flush toilet, wash basin with vanity unit, stainless steel heated towel rail, UPVC double glazed window with frosted glass, inset spotlights and extractor to ceiling.

Outside

To The Front of the Property

There is a driveway providing ample off road parking for several vehicles, mature hedges and trees to boundaries, garage with double width up and over door, power and lighting and access both side of the property leading to

Large Rear Garden

There is a slab patio immediately to the rear of the property, mature hedges, trees and shrubs to borders, brook running through the garden with lawned area either side of the brook, bridge across brook, garden shed, side area for additional seating and log store, hedges and timber fencing to boundaries and is very private.

Important Notice

Please note: the brook must be maintained by the owners of the property.

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.
3. The photograph/s depict only certain parts of the property. It

should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required.

4. Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.

5. Where reference is made to planning permissions or potential uses such information is given in good faith. Purchasers should however make their own enquiries into such matters prior to purchase.

6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match expectations you may have of the property.

7. The information in these particulars is given without responsibility on the part of the Sole Agents or their Clients. The particulars do not form any part of an offer or a contract and neither the Sole Agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

8. All main services are understood to be connected but have not been tested by the Agents.

9. We accept no liability for the content of the video and recommend a full physical viewing as usual before you take steps in relation to the property (including incurring expenditure).

10. Copyright and Social Media: Unless we agree otherwise with you in writing, we hold the copyright on all photographic and video marketing material used to market your home and these should not be reproduced by any third party without our express consent. Furthermore, we reserve the right to use these for marketing initiatives in order to promote your property or the Company. We may use various options for marketing including all social media and mailing campaigns and should you have any concerns relating to this then you should let us know as soon as possible.

MONEY LAUNDERING REGULATIONS -In line with current money laundering regulations, prospective buyers who have an offer accepted on a property, will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). You will also be asked to provide us with proof of how you will be funding your purchase. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.



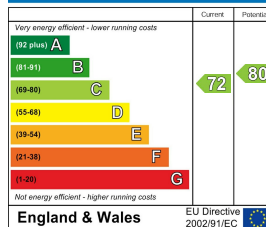




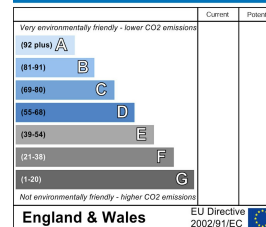
Total Area: 123.8 m² ... 1332 ft² (excluding garage)

All measurements are approximate and for display purposes only

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



Registered company name: **Picker Elliott LTD**
 Company registration number: **09153786**
 VAT Number: **199 0836 58**

