



Wright Road, Stoney Stanton LE9 4AL

£245,000

PE
PICKER
ELLIOTT
ESTATE AGENTS

110 CASTLE STREET,
HINCKLEY, LE10 1DD
01455 612613

An excellent opportunity to purchase this modern property located on Wright Road in the picturesque village of Stoney Stanton. This delightful mid-terrace house boasts a modern design and offers a comfortable living space for you and your family. Spanning across 738 square feet, this house offers a good amount of space for all your needs. The accommodation briefly comprises, reception hall, ground floor w.c, and a lovely open plan living kitchen dining room. To the first floor, the landing leads to three good sized bedrooms, the master having an ensuite. Outside, there is an enclosed garden to the rear and an easy maintenance garden to the front. One of the standout features of this property is the parking provision for two vehicles, ensuring convenience for you and your family. Located in the sought-after village of Stoney Stanton, this house provides a peaceful retreat from the hustle and bustle of city life while still being within easy reach of local amenities and transport links. Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and take the first step towards owning this wonderful property. EPC: B. Council tax band: B.



Enter Via Opaque Double Glazed Composite Door into

Reception Hall

11'3 x 6'4 (3.43m x 1.93m)

With radiator, stairs to first floor landing with spindle balustrade, useful under stairs storage cupboard and door to

Ground Floor Cloakroom

With low level flush WC, corner wash hand basin with tiling to splash back, radiator and extractor fan.

Open Plan Living Kitchen/Dining Area

25'4 (max) x 15'2 (max) (7.72m (max) x 4.62m (max))

Lounge/Dining Area with two radiators, double glazed patio doors to rear, double glazed window to rear, leading through to dining and kitchen area with excellent range of base and wall units, roll edge work surfaces over and tiling to splash back, inset gas hob with built in oven, extractor hood, inset drainer sink with mixer tap, dishwasher, space and point for washing machine, cupboard housing combination boiler, tiled flooring and double glazed window.

First Floor Landing

8'9 x 6'4 (2.67m x 1.93m)

With radiator, spindle balustrade, loft access, drop down hatch and part boarded, door to useful storage cupboard and further doors to

Bedroom One

12'6 x 8'4 (3.81m x 2.54m)

With double glazed window, radiator and door leading through to

En Suite

With low level flush WC, pedestal wash hand basin, enclosed and tiled shower cubicle with glass shower screen, towel radiator, tiling to half wall level and extractor fan.

Bedroom Two

8'9 x 8'1 (2.67m x 2.46m)

With double glazed window and radiator.

Bedroom Three

10'6 x 6'4 (3.20m x 1.93m)

With double glazed window and radiator.

Bathroom

6'7 x 5'5 (2.01m x 1.65m)

With low level flush WC, pedestal wash hand basin, towel radiator, panel bath, tiling to surrounding splash back areas, concertina glass shower screen, opaque double glazed window, electric shaver point and extractor fan.

Outside

To The Front of the Property

There is a slab path to front door with covered storm porch, remainder is easy maintenance with decorative gravel, off road parking for several vehicles, slab path and gated access leading to

Rear Garden

With large slab patio area, slab path to rear gate, inset lawn, outside power point, garden shed with electric, surrounded by timber fencing and is generally private.

Important Notice

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).

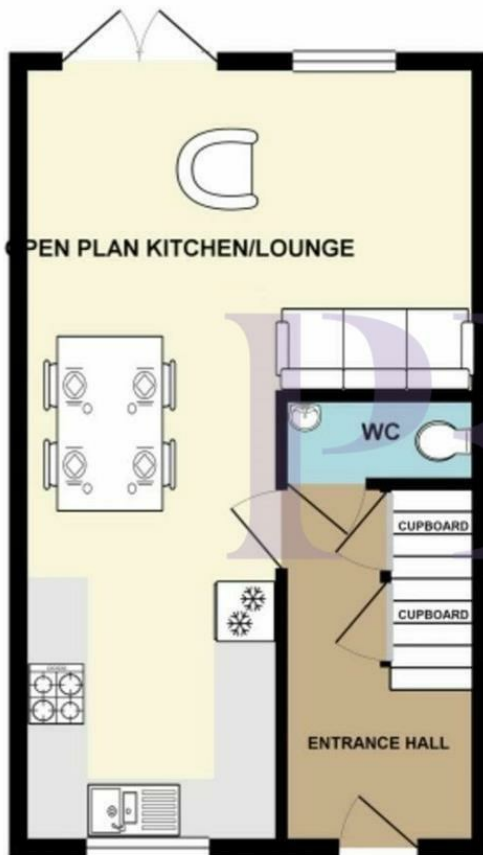
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GROUND FLOOR 369.99 sq. ft.
(34.37 sq. m.)



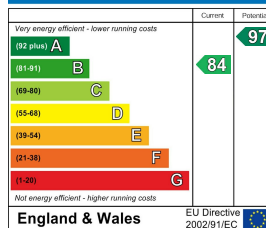
FIRST FLOOR 369.99 sq. ft.
(34.37 sq. m.)



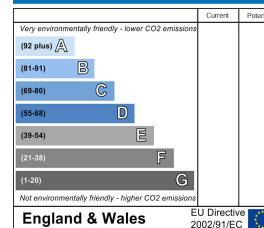
TOTAL FLOOR AREA : 739.97 sq. ft. (68.75 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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

