



Meadow Close, Stoney Stanton LE9 4BX

£265,000

PE
PICKER
ELLIOTT
ESTATE AGENTS

110 CASTLE STREET,
HINCKLEY, LE10 1DD
01455 612613

Welcome to Meadow Close, Stoney Stanton, Leicester - a charming semi detached home that is beautifully presented and finished to a very high standard. This lovely property boasts a desirable village location, tucked away in a cul-de-sac position, offering peace and tranquillity.

As you step inside, you'll be greeted by a warm and inviting atmosphere, perfect for creating lasting memories with your loved ones. The home features a spacious layout, ideal for comfortable living. The lovely sized plot provides ample space for outdoor activities or simply enjoying the fresh air.

Living in this picturesque village location allows you to enjoy the best of both worlds - a peaceful retreat away from the hustle and bustle, yet still within easy reach of local amenities and transport links. Whether you're looking for a cosy home to settle down in or a weekend getaway, this property offers the perfect blend of comfort and convenience.

Don't miss out on the opportunity to make this home your own and experience the charm of village living in Stoney Stanton. Book a viewing today and step into your dream home!



Enter via Composite Double Glazed Door

With paint glazed inset, full length paint glazed double window leading on to

Entrance Hall

6'1 x 4'9 (1.85m x 1.45m)

With decorative style panelling, radiator, tiled flooring, staircase to landing, door to

Living Room

12'2 x 15'2 (3.71m x 4.62m)

With double glazed window to front, feature tiled fire recess, radiator, door to storage cupboard, further door leading to

Refitted Kitchen

15'7 x 8'7 (4.75m x 2.62m)

with excellent range of contemporary units square edge work surfaces over, tiling splash backs, inset electric hob with extractor, separate built in double oven, plumbing for washing machine, integrated fridge freezer, inter spot lights, double glazed window to rear, double glazed door to side, double glazed patio door to rear, radiator, tiled flooring

First floor Landing

With opaque double window to side, glass banister, dado rail, loft access, door to

Bedroom One

11'3 x 9'4 (3.43m x 2.84m)

With double glazed window and radiator

Bedroom Two

12'2x8'8 (3.71mx2.64m)

Currently used as a dressing room with double glazed window to rear, radiator

Bedroom Three

6'3 x 6'3 (1.91m x 1.91m)

double glazed window, radiator.

Refitted Bathroom

8'4 x 7'8 max (2.54m x 2.34m max)

low level flush wc, vanity unit, panel bath, walk in shower cubicle, glass shower screen and rain effect shower head, inset spot lights, extractor fan, chrome towel radiator, paint double glazed window, door to iron cupboard housing wall mounted combi boiler

Outside

To The Front Of The Property

With larger than average plot size, sub drive with ample parking, end of the garden gravel hard standing traditional parking space, drive leads to garage

Garage

open ended garage door, power and lighting, roof storage space, pedestrian side access, gated access leads to

Rear Garden

larger than average predominately lawned garden, decked patio area, outside water tap, outdoor security lighting, enclosed by timber fencing with brick built shed, raised borders, part enclosed second patio area

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.

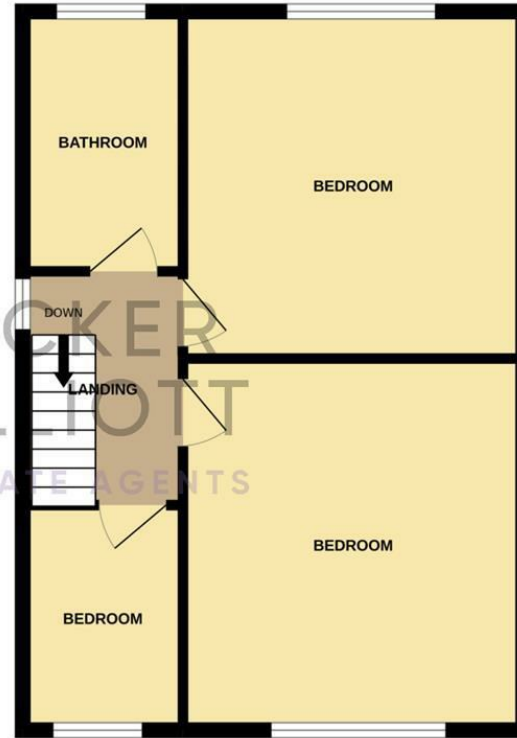
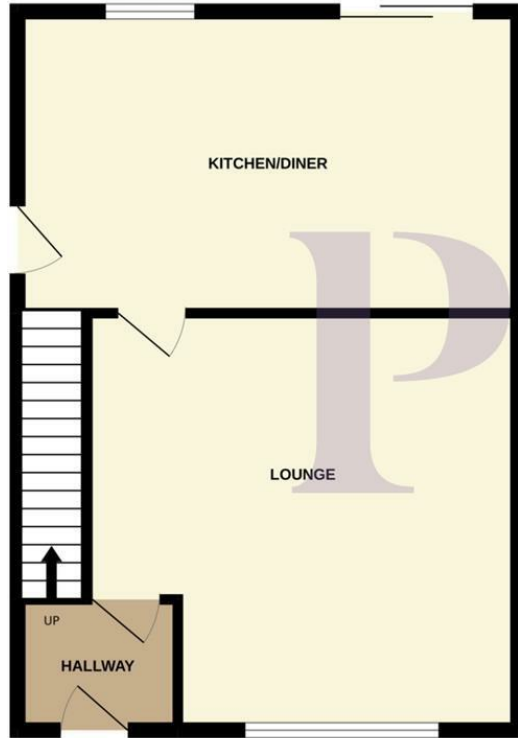
9. We accept no liability for the content of the video and recommend a full physical viewing as usual before you take steps in relation to the property (including incurring expenditure).

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.

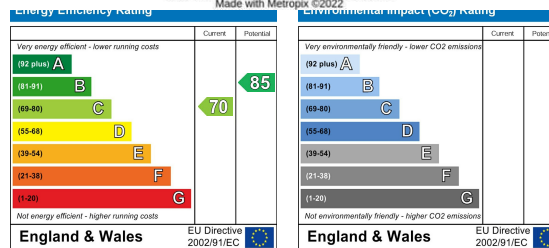




PE PICKER
ELLIOTT
ESTATE AGENTS



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.
Made with Metropix ©2022



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

