



Abbott Drive, Stoney Stanton LE9 4AB

£220,000

PE
PICKER
ELLIOTT
ESTATE AGENTS

110 CASTLE STREET,
HINCKLEY, LE10 1DD
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*****CHAIN FREE***** Welcome to this charming semi-detached house located on Abbott Drive in the delightful village of Stoney Stanton. This property boasts a cosy reception room, perfect for relaxing or entertaining guests. With two lovely bedrooms, there is ample space for a small family or guests to stay over. The house features a well-maintained bathroom, ensuring convenience and comfort for all residents.

Situated in a serene neighbourhood, this property offers a peaceful retreat from the hustle and bustle of city life. The semi-detached style provides a sense of privacy while still being part of a friendly community. Abbott Drive is known for its picturesque surroundings and friendly neighbours, making it an ideal place to call home.

Whether you're looking to settle down in a tranquil setting or seeking a quaint weekend getaway, this house on Abbott Drive is sure to meet your needs. Don't miss out on the opportunity to own or rent this lovely property in Stoney Stanton.



Enter Via Composite Door

Reception Hall

11'7 x 6'5 (max) (3.53m x 1.96m (max))

With stairs to first floor landing, spindle balustrade, useful understairs storage cupboard, radiator, laminate flooring, door leading to

Ground Floor Cloakroom

With low level flush WC, pedestal wash hand basin, radiator and extractor fan

Lounge/Dining Room

13'2 x 11'2 (4.01m x 3.40m)

With radiator, walk mounted electric fire, double glazed double doors to rear garden and useful storage cupboard.

Breakfast/Kitchen Area

11'8 x 6'5 (3.56m x 1.96m)

With an excellent range of base and wall units, rolled edged work surfaces over, matching upstands to splash backs, inset one and a half drainer sink with mixer tap, space for dishwasher, space for washing machine, inset gas hob with built in oven, extracted over, cupboard housing refitted boiler (approximately 2 years old) , double glazed window to front and radiator.

First Floor Landing

With spindle balustrade, loft access, radiator and doors to

Bedroom One

13'3 x 7'9 (4.04m x 2.36m)

With double glazed window, radiator, and range built in wardrobes with dressing table.

Bedroom Two

13'2 x 8'1 (4.01m x 2.46m)

With two double glazed windows, radiator and storage cupboard

Bathroom

6'7 x 6'3 (2.01m x 1.91m)

With opaque double glazed window, low level flush WC, pedestal wash hand basin, panel bath with shower over, tiling to splash back areas, electric shaver point, radiator, extractor fan and laminate flooring.

Outside

To the Front of the Property

With decorative slate border, slab path, covered porch, shared side drive way with allocated parking for two vehicles, gated side access leads to

Rear Garden

With slab patio area, surrounded borders, inset lawn, garden fence and outside water tap.

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.

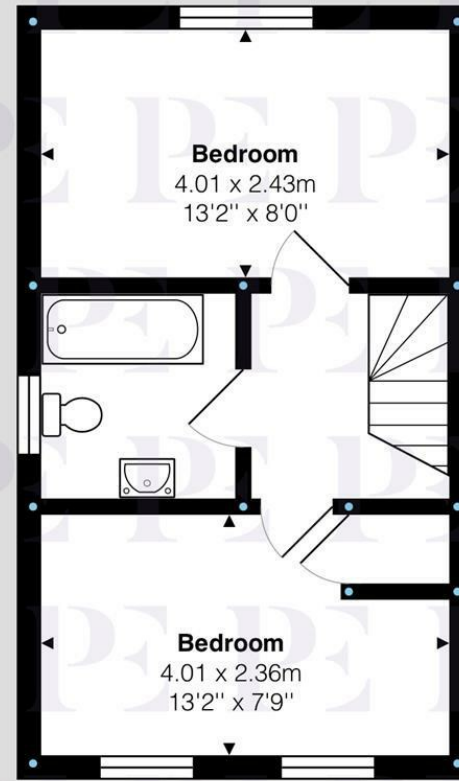
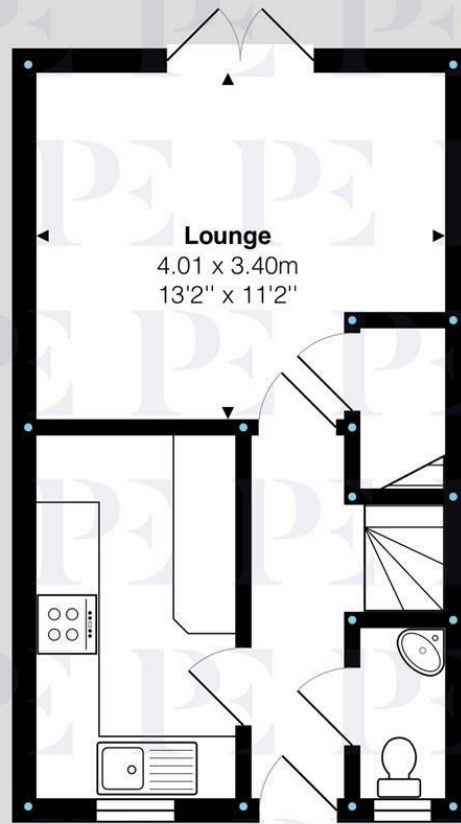
9. We accept no liability for the content of the video and recommend a full physical viewing as usual before you take steps in relation to the property (including incurring expenditure).

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.





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Total Area: 57.1 m² ... 614 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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

