

Cherry Tree Broughton Road, Stoney Stanton, LE9 4JA

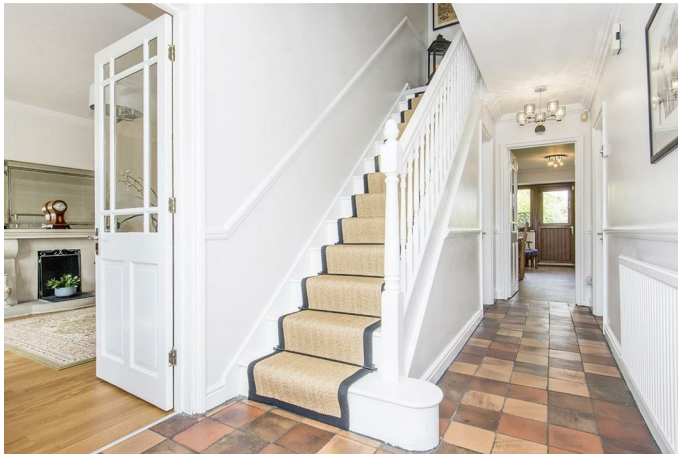


£475,000

Situated on Broughton Road in the charming village of Stoney Stanton, this delightful three to four-bedroom detached family home offers a perfect blend of comfort and modern living. Set back from the road, the property boasts a spacious entrance hall that welcomes you into a warm and inviting atmosphere. The lounge is a standout feature, complete with a beautiful stone fireplace and an open fire, creating a cosy focal point. This room seamlessly flows into a bright conservatory, perfect for enjoying the garden views. The separate dining room, enhanced by a bay window, is open plan to a modern kitchen equipped with high-quality Neff appliances and elegant quartz surfaces. A utility room conveniently located just off the kitchen adds to the practicality of this home. The former garage has been thoughtfully converted, providing versatile space that can serve as a ground floor bedroom or a home office, catering to your family's needs. Ascending to the first floor, you will find three generous bedrooms, with the largest having previously been two separate rooms, offering ample space for relaxation. The master bedroom benefits from an ensuite, while a well-appointed family bathroom serves the other bedrooms. Outside, the landscaped garden is a true delight, featuring two inviting seating areas and an attractive circular AstroTurf lawn, ideal for outdoor entertaining or simply enjoying the fresh air. Additionally, there are two sheds located in a side area for extra storage. The property enjoys lovely views over paddock land to the rear, enhancing its tranquil setting. To the front, an extensive block-paved driveway provides ample off-road parking, ensuring convenience for you and your guests. With no upward chain, this property is ready for you to make it your own. This home is a wonderful opportunity for families seeking a peaceful village lifestyle with modern amenities.

Service without compromise

Entrance Hall



Composite front door. The staircase rises to the first floor. Storage cupboard.

Cloakroom 8'4 x 2'6 (2.54m x 0.76m)



Fitted with a low level WC and pedestal hand wash basin.

Utility Room/ Hobby Room 18'1" x 9'10 (5.51m x 3.00m)



The converted garage makes this spacious and flexible living space. There is plumbing for washing machine and also space for additional whitegoods.

Lounge 19'7" x 12'2" (5.97m x 3.71m)



A spacious lounge with a stone fireplace housing an open fire. French doors open into the conservatory.

Lounge Photo Two



Conservatory 11'06" x 9'6" (3.51m x 2.90m)



This lovely sunny conservatory has a set of French doors opening into the garden and to the lounge a further doors gives access to the dining room.

Dining Room 17'01" x 10'10" (5.21m x 3.30m)



The perfect space to entertain friends and family. There is a stable door opening into the garden.

Kitchen 17'1" x 10'10" (5.21m x 3.30m)



Fitted with a wide range of modern cabinets with quartz surfaces. Stainless steel bowl and half undermounted sink with mixer taps. Neff double oven, induction hob and extractor canopy. Recycling bin storage system. Space for a fridge freezer.

Dining Room Photo Two



Kitchen Photo Two



Utility Area 6'00 x 7'09 (1.83m x 2.36m)



Kitchen Photo Three



Fitted with modern cabinets with complimenting surfaces and an integrated dishwasher. The gas central heating boiler is mounted on the wall. A door gives access to the outside.

Landing 21'5 x 6'05 (6.53m x 1.96m)



The galleried landing has a window to the front aspect allowing lots of natural light flood in. Airing cupboard and loft hatch access.

Bedroom One 12'07 x 12'01 (3.84m x 3.68m)



A double bedroom with a window to the front aspect and an attractive timber beam. A door opens into the en-suite.

Bedroom One Photo Two



En-Suite 12'01 x 4'7 max (3.68m x 1.40m max)



Fitted with low level WC. Wall hung wash hand basin. Shower cubicle. Chrome heated towel rail. Ceramic wall and floor tiles.

Bedroom Two 15'07 x 15'09 (4.75m x 4.80m)



A spacious double bedroom that was formerly two bedrooms which have been knocked into one very large bedroom. (Could easily be converted back to two bedrooms) There is ample under eaves storage cupboards.

Bedroom Two Photo Two



Bedroom Three 9'10" x 10'6" (3.00m x 3.20m)



A double bedroom with a window to the front aspect.

Bathroom 9'06 x 6'54 (2.90m x 1.83m)



Fitted with low level WC, pedestal wash hand basin, Bath with shower and side screen. Chrome heated towel rail. Ceramic wall and floor tiles.

Bathroom Photo Two



Garden



The landscaped garden is a true delight, featuring two inviting seating areas and an attractive circular Astroturf lawn, ideal for outdoor entertaining or simply enjoying the fresh air. Additionally, there are two sheds located in a side area for extra storage. The property enjoys lovely views over paddock land to the rear, enhancing its tranquil setting.

Garden Photo Two



Garden Photo Three



Garden Photo Four



Garden Side Photo



Rear Aspect



To the front, an extensive block-paved driveway provides ample off-road parking, ensuring convenience for you and your guests.

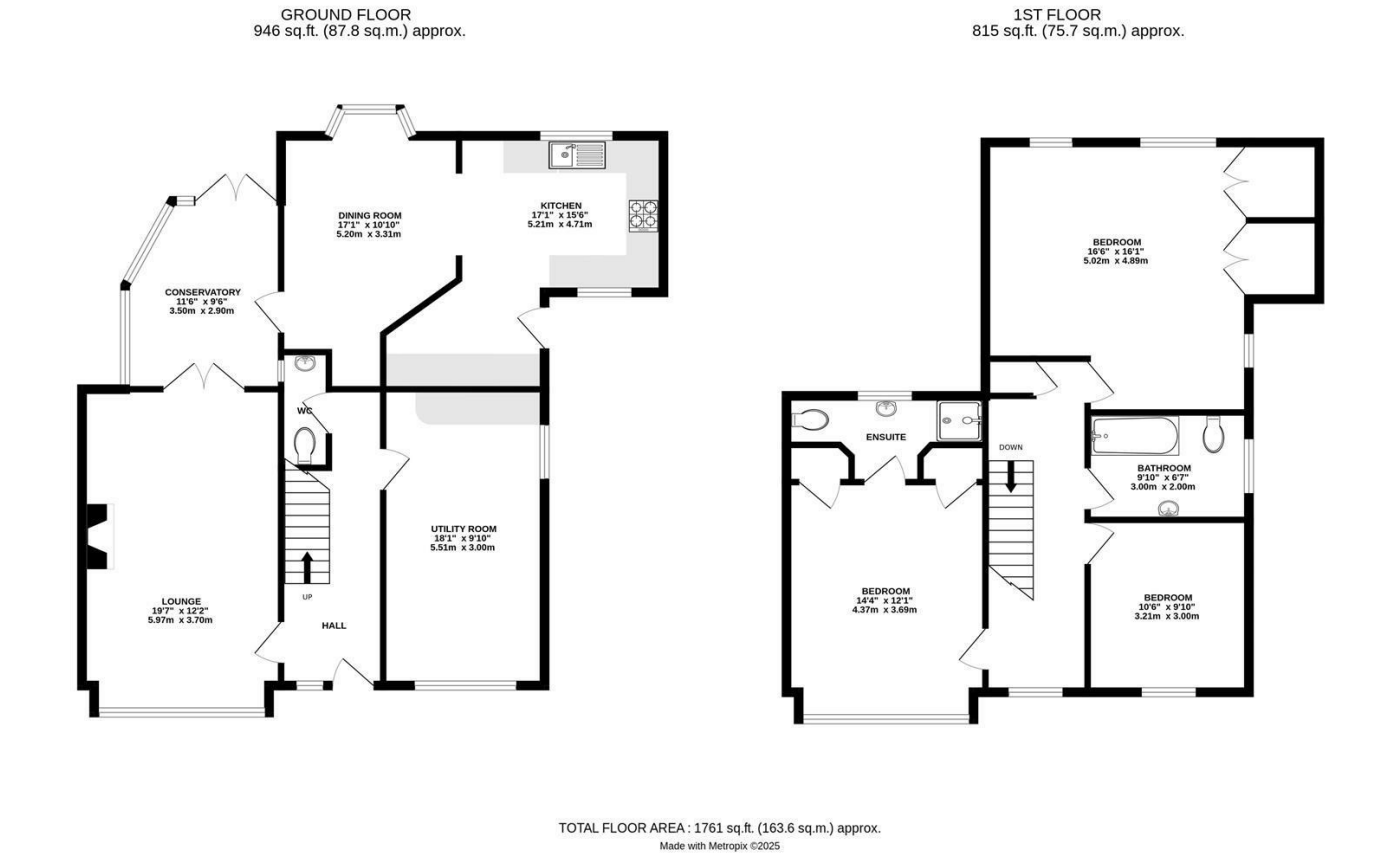
Front Aspect



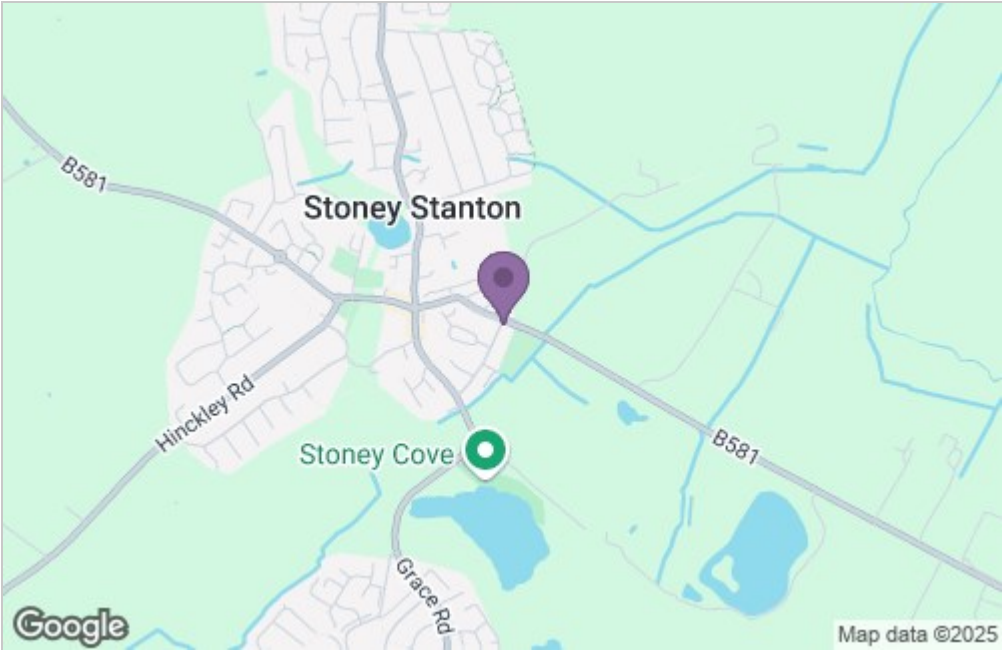
Outside & Parking



Floor Plan



Area Map



Energy Efficiency Graph

