



Stanleigh Gardens

Donisthorpe

Asking Price £495,000



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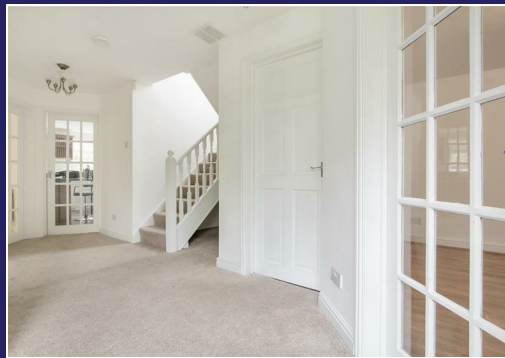
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Tenure
Freehold

Accommodation Details

External And Approach

Fabulous four bedroom property located in a quiet semi rural cul-de-sac in Donisthorpe. With views over Leicestershire fields opposite, this is a tranquil and quiet spot. As you approach this property you'll notice a lawn area with a very mature pine tree leading onto a block paved driveway allowing space for three vehicles along with access to the rear garden via a wooden gate and a large double garage with brown up and over door. Heading up the path to the front entrance you will go past a gravel flower bed.

Entrance Hall

The entrance hall has a feeling of grandeur as you walk through the solid wooden door into a bright open space. With two light fittings and cream carpets to the floor this area also has a fitted doormat, multiple plug sockets and a thermostatic controlled radiator

Kitchen

13'10" x 10'4" (4.22 x 3.17)

Located at the rear of the property with two lovely windows looking out into the back garden.

Currently decorated in white with cream base and wall units along with a grey granite effect worktop.

This kitchen comes with an integrated fridge and freezer, half height Diplomat oven and grill, space and plumbing for a dishwasher along with a breakfast bar. The kitchen also has a four ring gas burner and built-in extractor fan along with multiple plug sockets, aerial point, spotlights to the ceiling and thermostatic controlled radiator. The ceiling has six spotlights and to the floor you have a tile effect lino,

Utility Room

8'4" x 5'1" (2.56 x 1.57)

Leading off from the kitchen, the flooring continues into an area with worktops and wall units matching that of the kitchen. There is plumbing for a washing machine along with side access to the garden via a wooden door. This room also houses the water tank and Worcester Bosch boiler. Currently decorated in white with cream and orange tiles as a splashback and studio lights fitted to the ceiling.

Living Room

17'4" x 14'10" (5.29 x 4.54)

At the rear of the property this large living space is entered via glass panelled double doors and leads off into the conservatory via another set of wooden double doors. This room is currently decorated in white with cream carpets to the floor, a very large thermostatic controlled radiator, multiple plug sockets along with telephone point and aerial point. This room has two ceiling lights along with three up lighters fitted to the wall and a stone effect gas fire,

Conservatory

14'2" x 12'9" (4.32 x 3.90)

A large conservatory perfectly framing the garden. This is a fully usable space with two wall mounted thermostatic controlled radiators, multiple plug sockets and two up lighters fitted to the ceiling. This conservatory also has a roof window along with double doors leading out onto the patio.

Study

11'6" x 10'11" (3.52 x 3.35)

With a window looking out to the front of the property, this bright room is decorated in white with cream Carpets and thermostatic controlled radiator located under the window.

This room also has plug sockets along with a telephone point and ceiling light which is on a dimmer switch.

Reception two

13'2" x 10'3" (4.03 x 3.14)

A fantastic space which could be used as a playroom or dining room and located behind the garage with a window looking out to the side of the property. This room houses the electrical consumer unit and has been decorated in white wall mounted thermostatic controlled radiator, multiple plug sockets and a double telephone point. With a single light fitted to the ceiling this room also gives access into the garage. Currently decorated in white with wood laminate flooring.

Cloakroom

8'3" x 3'2" (2.52 x 0.99)

Comfortable sized downstairs cloakroom with window looking out to the side of the property and fitted with WC and hand basin along with a wall mounted radiator. This room has been decorated in white with wood effect lino to the floor.

Stairs and Landing

With white banisters leading up to the first floor and a grand feature window halfway up the wrap around staircase leading onto a large open landing. Carpeted in cream with white walls and loft access.

Bedroom One

14'9" x 13'2" (4.50 x 4.02)

Located at the front of the property, this unique and fabulous double bedroom has a window looking out to the side of the property along with double doors leading onto a fantastic, large balcony with wrought iron railing. This bedroom is currently decorated in cream with a wall mounted thermostatic controlled radiator multiple plug sockets and a single pendant ceiling light along with the cream coloured carpets following through from the landing.

Ensuite

10'2" x 3'11" (3.12 x 1.20)

A functional ensuite shower room with separate shower cubicle, handbasin and WC. This room is decorated in blue mosaic tiles to half height with white walls above and stone coloured, modern tiles around the shower. To the floor you have an attractive tile effect lino. This room also has a small window looking out to the side of the property and extractor fan.

Bedroom Two

15'0" x 9'8" (4.58 x 2.97)

Located at the rear of the property we have another double bedroom looking out onto the back garden and fitted with four double wardrobes in pine with mirror frontage. This room has studio lights fitted to the ceiling, is decorated in white and has the cream coloured carpets from the landing leading through. This room also has a large thermostatic controlled radiator along with multiple plug sockets.

Tel: 01530 271313

Ensuite

10'2" x 3'11" (3.12 x 1.20)

Another fabulous ensuite bathroom with studio lights fitted to the ceiling along with an extractor fan. This room is decorated in half height blue tiles and white tiles around the shower cubicle. There is also wood effect lino to the flooring. This ensuite comprises of a shower cubicle, handbasin with silver mixer tap and dual flush WC. There is also a large window fitted with privacy glass looking out to the side of the property.

Bedroom Three

12'9" x 9'2" (3.90 x 2.81)

Bedroom three has double windows looking out to the front and is a comfortable double bedroom with two windows, multiple plug sockets and telephone points along with a wall mounted thermostatic controlled radiator. This room has been decorated in white with a single pendant light to the ceiling, along with grey wood effect lino to the floor.

Bedroom Four

12'9" x 9'0" (3.90 x 2.75)

Located at the rear of the property, the smallest of the rooms yet still a double.

This room has a large window looking out over the rear garden and is currently decorated in white with grey wood effect lino flooring and a single pendant ceiling light.

This is a very bright room and currently decorated in white with multiple plug sockets.

Family Bathroom

8'7" x 8'5" (2.64 x 2.57)

A large family bathroom comprising of a bath with wooden panel, WC, and large hand basin.

This room is currently decorated in white with an extractor fan and tiled to

half height. To the floor is a wood effect lino and this room also has plenty of space to add a freestanding shower cubicle.

Rear Garden

This easterly facing, private garden has ample lawn space along with decoratively edged borders, a block paved patio to the lower section along with a second small patio area in the top left-hand corner. Access into the garden is via the patio or utility doors or alternatively from the side gate. This garden also has a wooden shed in situ.

Local Authority and Council Tax Band

NWLDC

Band E

Postcode for Sat Navs

DE12 7QW

Out of Hours Contact Arrangements

You can email us via our website, or you can 'Live Chat' via our website 24/7

Property to Sell?

We are happy to provide a free valuation and explain how we combine our personal service with the use of the latest technology to achieve impressive and satisfying results for our customers.





GROUND FLOOR

1ST FLOOR



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Council Tax band: E. Tenure: Freehold

Viewing

Please contact our Howland Jones Office on 01530 271313 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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