



Main Street

Snarestone

Offers Over £170,000



Main Street

Snarestone

Offers Over £170,000



Tenure

Freehold

Accommodation Details:

A wonderful two bedroom end-terraced property with off street parking for one vehicle, a private courtyard garden with an additional plot of garden across the driveway. This property has stunning views of the countryside and is a close walk to a local public house along with scenic walks leading onto the Ashby Canal.

External & Approach

Set back from the road, standing on a lovely plot with frontage with a path leading you to the front door which is to the left hand side. Further down on the right hand side is the shared driveway providing access to your allocated car parking space, rear courtyard and garden.

Entrance Hall

Once entered the property, you are greeted with a spacious hallway with a cupboard to the far end providing a storage area for shoes and coats. You'll find vinyl to the flooring and one radiator. To the right hand side is a half glazed door into the living room.

Living Room

13'0" x 10'11" (3.98 x 3.33)

With laminate to the flooring, this is a great size reception room which is filled with plenty of natural light from the large bay window. This room has been decorated on a pastel pink and you have a feature of an electric fire (the chimney has been capped). This room has a half glazed wooden door which leads you into the dining room. In this room, you will also find; a TV aerial, radiator, power sockets, light fitting, and coving to the ceiling.

Dining Room

12'0" x 14'1" (3.66 x 4.31)

This room is the first room you are greeted with from the hallway, this dining room is flooded with natural light from the

large window over looking the rear courtyard. This generous size room runs the width of the property and has been decorated with neutral wallpaper to one wall and the remaining have been painted in a soft lilac, white painted skirting boards and has laminate to the flooring. There is a fireplace which has been capped off.

Kitchen

7'0" x 9'4" (2.15 x 2.87)

Following from the second reception room with another half glazed door, you are welcomed into the kitchen. In recent years this kitchen has been updated with white wall and base units with chrome handles and a Kashmir marble effect worktop above. There is space below for a utility appliance and an under counter fridge or freezer and there is a window to the right hand side. You'll also find a Lamona single oven, 4 ring gas hob with stainless steel splashback and an extractor hood above, cream tiles splashback and a UPVC door with glass panel providing access into the rear courtyard style garden. There is also a wooden door to the right hand side providing entry into the downstairs bathroom. There is a cupboard which houses the fifteen year old boiler in which gets serviced annually.

Downstairs Shower Room

6'9" x 5'0" (2.08 x 1.54)

This is a fabulous sized downstairs shower room; decorated with laminate to the flooring, a white radiator, a privacy window, and there is one pendant light to the ceiling. There is also a shower with glass screen surround, a WC with a pull down flush and soft pink wash basin with separate hot and cold taps. This room has been decorated with soft pink tones and there is a handy built in cupboard with shelving providing further storage space.

Stairs and Landing

Leading from the dining room room is green carpeted stairs leading to the first floor with neutral wallpaper and a hand banister. There is a smoke alarm at the very top of the stairs along with a heating thermostat.

Tel: 01530 271313

Bedroom One

13'1" x 11'1" (4.01 x 3.39)

A wonderful double size bedroom to the front aspect with a large window with rural views in the distance. This room has been decorated with pink wallpaper and cream carpet to the flooring. There is a window, coving to the ceiling and one pendant light.

Bedroom Two

9'9" x 11'6" (2.98 x 3.53)

Bedroom two is another good size double bedroom decorated in pale blue and cream carpet to the flooring. This room is filled with natural light and has the view of the rear courtyard style garden and countryside views in the distant. There is a good size cupboard which houses the water tank and a rather small enclosed loft hatch above.

Bathroom

9'11" x 7'2" (3.04 x 2.19)

This white three piece bathroom located upstairs is another great size with a bath to the left hand side with separate hot and cold taps, a WC with pull down flush and a wash basin. This room has been neutrally decorated and has laminate effect vinyl to the flooring. There is a window to the right hand side with privacy glass.

Outside Space

To the rear of the property you have a courtyard style garden requires very little maintenance as there's no grass to cut and we have borders of mature shrubs and bushes. At the far end is a brick built shed which provides further storage space for any gardening tools. You'll also find an outside tap and a single wooden gate providing you access to the driveway and an additional path leading you to the garden. This garden is a great size plot but currently is rather overgrown with brambles.

Post Code For Sat Navs

DE12 7DB

Local Authority & Council Tax Band

Band A

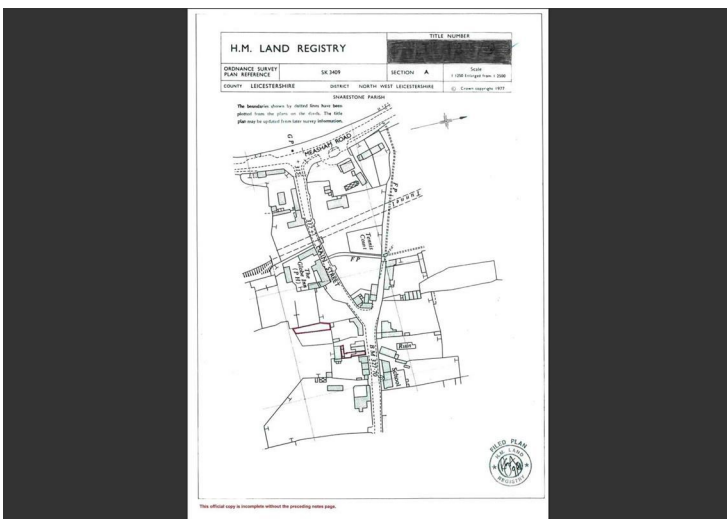
North West Leicestershire District Council

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.

Out Of Hours Contact Arrangements

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





Council Tax band: A. 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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	