



Main Street

Snarestone

Price Guide £469,950

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Tenure
Freehold

Accommodation Details:

Nestled amidst open countryside; built in 1959, this three bed traditional family home has been individually-designed located in a desirable village of Snarestone with playing fields to the rear and countryside views in the distance. LPG Gas central heating and double glazed windows throughout.

External & Approach

This charming home is surrounded by its own wraparound landscaped gardens; set behind gates, there is an extensive tarmac driveway providing off road parking for at least 2-3 vehicles, and there is a wide, single detached garage with a painted metal up and over door. This space would easily house a vehicle or be ideal for workshop, to the left hand side of the garage there is a single painted wooden door providing another access in.

Entrance into the property is via the left hand side, under a canopied porch with a lantern light, is a sage green wooden door with a decorative glass panel and gold furnishings which then welcomes you into the entrance hall.

Reception Hall

Once inside the property you will be greeted by a spacious and rather grand entrance hallway which has been decorated with deep red tones and there is laminate to the flooring. With stairs leading off to the first floor along with three doors providing access to the living room, kitchen and downstairs cloakroom. You'll also find; a telephone point, smoke detector, alarm panel and one pendant light.

Living Room

21'3" x 12'7" (6.48m x 3.86m)

This charming 21ft living room is fulfilled with plenty of natural light from the 4 bay windows providing the view of lovely front garden along with the driveway. With the same oak flooring leading on through from the hallway, this is a very tastefully decorated usable space decorated neutrally. This room has been painted in neutral tone, and there is a lovely featured electric fireplace with marble hearth and surround. You'll also find; a television point, two radiators, built in shelving, coving to the ceiling, pendant light and an alarm sensor.

Dining Room

16'9" x 10'0" (5.13m x 3.07m)

A very generous and imposing reception room with the original oak floorboards, this rooms main focal point being the lovely traditional log

burner with a tiled surround and a granite hearth. With neutrally decorated walls, high ceilings and two large windows to the front and side aspect of the property makes this room feel much larger. In this room you shall find; two radiators, coving to the ceiling and one pendant light. This room could easily fit an 8-10 seater table.

Kitchen

14'6" x 13'1" (4.44m x 3.99m)

This refitted cottage-style breakfast kitchen can be found towards the rear of the property; offers a range of cream base and wall mounted units with solid oak worktops alongside a large island in the centre providing ample work surfaces. With large tiles to the flooring and neutrally decorated walls with a lime green tile splashback proving the room with a pop of colour. This is a bright and airy room with double patio doors leading out into the garden and a window looking out onto the side of the property. This kitchen also comes with a space for a dishwasher, ceramic Belfast sink and drainer, a five ring gas hob with extractor above and space for an American style fridge freezer. You'll also find; two pendant lights, an opening to the laundry room along with a patio door with privacy glass providing access to the rear and garage, and a built in under stairs cupboard providing additional storage.

Laundry Room

This is a cosy, compacted room which has work top space with space underneath for a utility appliance. This room also houses the Ideal Logic Boiler. This room has been decorated in a neutral tone with grey vinyl to the flooring and there is one pendant light.

Downstairs Cloakroom

A cosy, compact cloakroom housing a dual flush WC; it has been decorated in white and grey with the wooden laminate flooring from the hallway following on in.

Stairs and Landing

A wooden staircase with cream carpet in keeping with the traditional style of the property leading up to the landing area with traditional decorative coving to the ceiling, smoke alarm and doors leading into each of the bedrooms and bathroom.

Bedroom One

13'3" x 12'7" (4.04m x 3.86m)

To the left front of the property is a very generous double bedroom decorated neutrally with laminate flooring. This room is fulfilled with light as there are double French patio doors leading onto the balcony and a side window providing a view of the driveway. In this room, you'll find; a pendant light, coving and a TV point.

Tel: 01530 271313

Balcony

Step onto the balcony leading from bedroom one, this is a large area with wrought iron railing surround. This balcony provides you with the view of the front garden.

Bedroom Two

16'9" x 10'0" (5.13m x 3.07m)

Bedroom two is another fabulous space with windows looking out to the front and side of the property. This is a very large double bedroom allowing plenty of space and light through. With a light cream carpet to the flooring, this room has decorated with neutral tones.

Bedroom Three

10'11" x 8'0" (3.35m x 2.46m)

This beautiful bedroom is located to the rear aspect of the property with a large window providing the room with plenty of natural light. This is a cosy, yet roomy, double bedroom with enough space for a set of drawers a wardrobe. This room has carpet to the flooring and the walls have been painted in a soft yellow.

Family Bathroom

8'0" x 7'6" (2.46m x 2.31m)

A generous sized and modern family bathroom with four piece suite. This bathroom comprises of a large shower cubicle with glass panelled doors, a full size bath with a hot and cold tap mixer tap, wall mounted WC with pull down flush and a wash basin. The bathroom also has a window with privacy glass and a smaller

window to the side aspect with stained glass detail, built-in extractor fan, spotlights to the ceiling along with one floating shelf and wall mounted mirror. The bathroom has laminate effect flooring and two radiators (one includes a chrome heated wall radiator).

Garden

A wrap around garden mainly turfed with borders of mature shrubs and bushes along with numerous fruit trees. To the very bottom of the garden is a wooden shed providing further storage and a locked gate providing access Snarestone Recreational Ground and close walk onto the Ashby Canal. To the front of the property is a large brick built garage/workshop and parking for 3 or more vehicles.

Post Code For Sat Navs

DE12 7DB

Local Authority & Council Tax Band

Band D

North West Leicestershire District Council

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TOTAL FLOOR AREA : 1119 sq.ft. (104.0 sq.m.) approx.

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.
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Council Tax band: D. 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC