



Stanton Road, Stapenhill





£150,000



## Key Features

- Traditional Detached Home
- In Need Of Up-Grading & Improvement
- Two Double Bedrooms
- Detached Garage
- Upvc Double Glazing & Gas Fired Central Heating
- Viewing A Must To Appreciate
- EPC rating TBC
- Freehold





Situated on the ever popular Stanton Road this traditional double fronted detached home is worthy of an internal inspection in order to appreciate the accommodation on offer which in brief comprises: - entrance hall, bay windowed front sitting room, bay windowed second sitting room, kitchen with pantry off and on the first floor a landing leads to two double bedrooms and a large bathroom with box room off. Outside a driveway provides parking, a detached garage, small patio area and a rear yard with outhouse and wc.

### Accommodation In Detail

Half obscure Upvc double glazed entrance door leading to:

### Entrance Hall

having staircase rising to first floor.

### Front Sitting Room

having Upvc double glazed bay window to front elevation, semi circular central heating radiator, feature oak effect fireplace surmounted on a marble hearth with brick inset, cupboards to either side of chimney breast, coving to ceiling, fitted dado rail and smoke alarm.

### Second Sitting Room

having Upvc double glazed bay window to front elevation, semi circular central heating radiator, coving to ceiling and feature period fireplace with tiled backplate and hearth together with open grate fire.

### Kitchen 4.38m x 2.18m (14'5" x 7'2")

having a range of fitted base and wall mounted units with complementary rolled edged working surfaces, stainless steel sink and drainer, four ring electric hob with oven, under, Upvc double glazed windows to rear and side elevations, fitted Vaillant gas fired central heating boiler, one central heating radiator, plumbing for washing machine and walk-in pantry with range of shelving.

### On The First Floor

### Landing

leading to:

### Bedroom One 3.46m x 3.47m (11'5" x 11'5")

having Upvc double glazed window to front elevation, one central heating radiator, access to loft space and range of built-in wardrobes.

### Bedroom Two 3.31m x 3.04m (10'11" x 10'0")

having Upvc double glazed window to front elevation and one central heating radiator.

### Large Bathroom 2.96m x 2.25m (9'8" x 7'5")

having a cream suite comprising panelled bath, pedestal wash basin, low level wc, obscure Upvc double glazed window to side elevation and one double central heating radiator.

### Walk-In Dressing Room/Box Room 2.19m x 1.33m (7'2" x 4'5")

having range of shelving and one central heating radiator.

### Outside

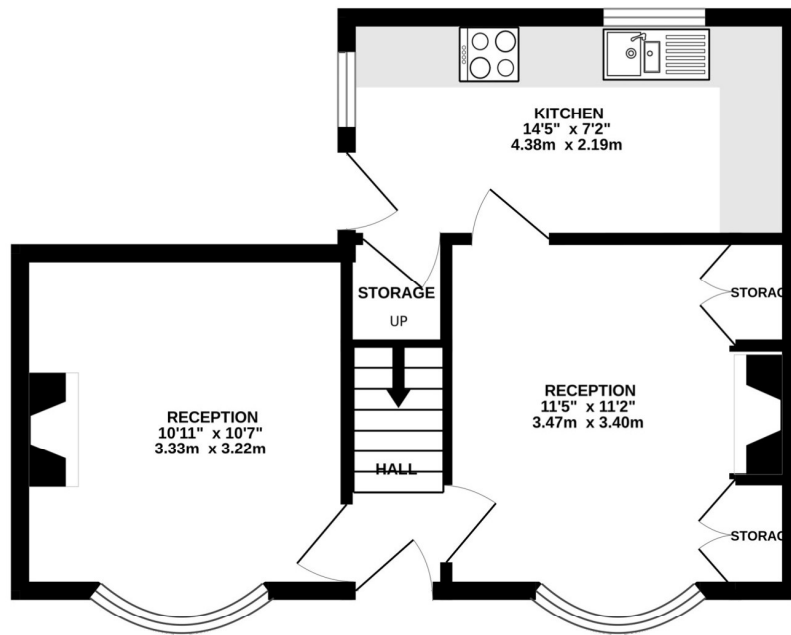
To home is set behind a small forecourt area with wrought iron railings. A driveway provides ample parking. There is a small yard directly to the side of the property with an outhouse containing a store and wc. There is a further piece of ground adjacent to the garage which is laid to patio.

### Detached Garage 4.92m x 2.61m (16'1" x 8'7")

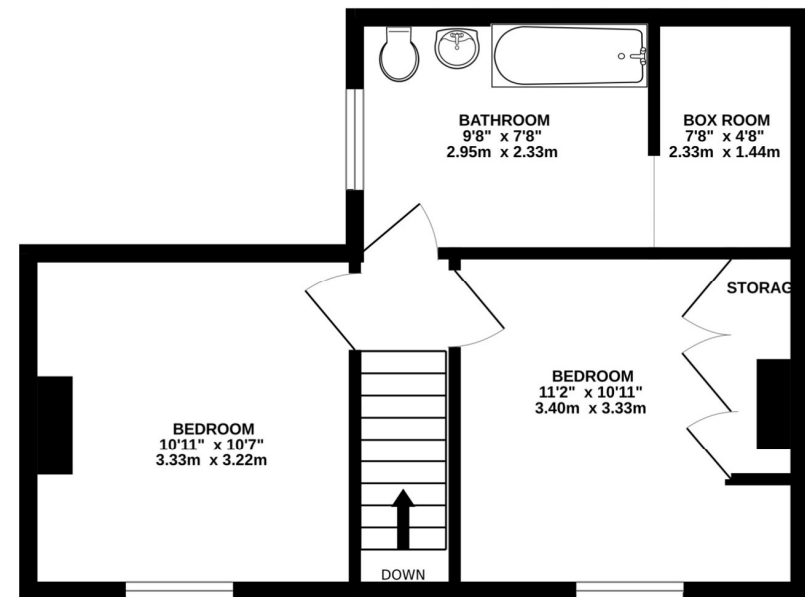
having up and over door.



GROUND FLOOR  
379 sq.ft. (35.2 sq.m.) approx.



1ST FLOOR  
376 sq.ft. (34.9 sq.m.) approx.

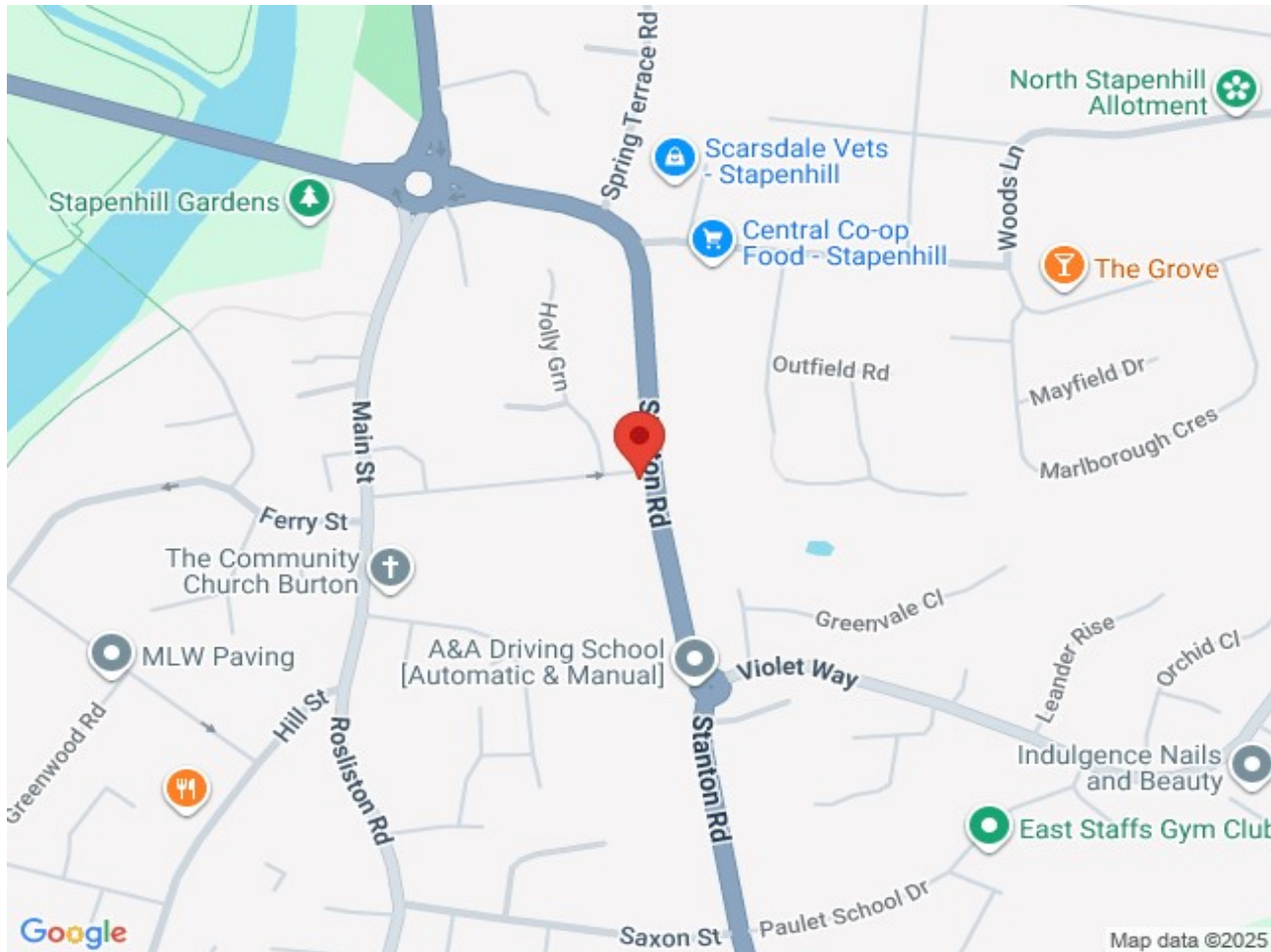


TOTAL FLOOR AREA : 755 sq.ft. (70.2 sq.m.) approx.

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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### Services

All mains services are believed to be connected to the property.

### Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

### Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

### Note

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Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### \*\* Agents Note

The owner of this property is a connected party as defined in the Estate Agency Act 1979. Further details available upon request.

