



**Connells**

The Fleet  
Stoney Stanton Leicester



# The Fleet

## Stoney Stanton Leicester LE9 4DY

for sale  
**£340,000**



### Property Description

Set within a quiet residential close in the heart of Stoney Stanton, offers a peaceful village lifestyle with excellent access to both countryside and key commuter routes. This popular Leicestershire village is known for its friendly community, local amenities, and proximity to larger towns such as Hinckley and Leicester.

The village boasts a variety of everyday conveniences including a Co-op, post office, pubs, takeaways, a GP surgery, and a pharmacy. There are also local sports clubs, a village hall, and regular community events that contribute to the welcoming village feel.

Ideally located for commuters, Stoney Stanton offers easy access to the M69, A5, and M1, making travel to Leicester, Coventry, and Birmingham straightforward. Narborough train station is just a short drive away, providing direct rail links to Leicester and beyond.

The area is well-served by local primary schools, including Manorfield C of E Primary School, with nearby secondary schools available in surrounding villages and towns. It's a great spot for growing families seeking a supportive educational environment.

Surrounded by scenic countryside, the village is perfect for walking, cycling, and dog walking. Fosse Meadows Country Park and Stoney Cove (a well-known diving centre) are just minutes away, offering unique outdoor and leisure experiences.



## Entrance Hallway

## Lounge/Diner

16' 1" x 12' 1" ( 4.90m x 3.68m )

With carpet floor, gas fireplace, TV point and large double-glazed window to the front.

## Kitchen

13' 10" x 9' 1" ( 4.22m x 2.77m )

Fully fitted kitchen with a range of wall and base units, sink unit with mixer tap, integrated fridge/freezer, electric hob with extractor over and double oven. With window and access to the garden.

## Bedroom 1

12' 1" x 12' 1" ( 3.68m x 3.68m )

With carpet floor, fitted wardrobe, radiator and good-sized window to the front.

## Bedroom 2

12' 1" x 10' 10" ( 3.68m x 3.30m )

With laminate flooring, radiator and French door to the garden.

## Shower Room

7' 1" x 5' 1" ( 2.16m x 1.55m )

With walk in shower, fitted storage unit with wash hand basin, toilet and window to the rear.

## Office

9' 1" x 8' 1" ( 2.77m x 2.46m )

With French door, recently fitted windows, power & lighting.

## Study

9' 1" x 8' 1" ( 2.77m x 2.46m )

With laminate flooring and window to the garden.



## Outside

Externally property has block paving driveway leading to the garage. With fully enclosed rear garden with raised landscaped patio and outside tap.











This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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88 Castle Street  
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EPC Rating: D Council Tax  
 Band: D

Tenure: Freehold

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