



31 Mays Farm Drive
Stoney Stanton, LE9 4HA
£390,000

With no upward chain, this excellent detached family home has been extended & improved by the current owners to create a deceptively spacious family home with a large kitchen diner, 4 bedrooms & 2 bathrooms. Convenient for Hinckley & Leicester & having easy access to the motorway & rail networks

- Four Bedroom Detached Home
- Main Bedroom with En-Suite
- Large Open Plan Kitchen/Diner
- Large Utility room
- Downstairs WC & Upstairs Bathroom
- Good sized Rear Garden
- Driveway For Three Vehicles
- Double Glazed Conservatory
- UPVC Double Glazing & Gas Central Heating
- Village Location



THE ACCOMMODATION

VIEWINGS ARE NOW AVAILABLE.

Located in the popular Mays Farm Drive in the highly desirable South West Leicestershire village of Stoney Stanton on a very generous plot with parking for 2-3 vehicles to the front. Convenient for Leicester and Hinckley, the motorway networks and having a choice of railway stations nearby, Stoney Stanton is an excellent commuter base for buyers needing to travel around the country or those looking for a spacious family home. Benefiting from Gas Central Heating and uPVC double glazing the house has been extended, re-ordered and improved by the current owners and in brief comprises:

A double glazed porch leading to a Central Hallway with guest wc off, doors into the ground floor rooms and a staircase rising to the first floor. To the left, there is a very impressive dining kitchen measuring an enviable 28ft 6in x 11ft 3in. Double doors lead of the dining area into the lounge with patio doors leading to the conservatory. To the right of the hallway, there is a large utility/boot room with space for white goods a built in Dog shower and an external door to the side of the house. Upstairs there are 4 well-proportioned double bedrooms, the master having a range of fitted wardrobes and an en-suite shower room. A family bathroom with a toilet, sink and bath with shower and glass screen over completes the first floor accommodation.

OUTSIDE

The frontage has a small lawn with the remainder providing hard standing for 2-3 vehicles and gated pedestrian access to the rear. The rear garden has been laid out with easy maintenance in mind with a large block paved and gravel patio leading onto a spacious shaped lawn with specimen trees providing screening from neighbouring properties.

THE AREA

Stoney Stanton is a South West Leicestershire village in the Blaby district of the county, The village lies approx. 10 miles South West of Leicester and approx. and five miles east of Hinckley, close to the M69 which runs between the M1 to the M6 motorways providing excellent ..links for travel by road around the country. There are also Railway Stations at Hinckley, Nuneaton and Narborough providing excellent rail links. Nearby villages include Croft, Huncote, Elmsthorpe and Sapcote.. As the name suggests, it is set on rocky outcrops of igneous rock, a fact which has been a part of the village history over the centuries. Records show that quarrying took place during the 18th, 19th and 20th centuries . The largest of the quarries is now known as Stoney Cove and is the home of The National Diving Centre with a popular pub/restaurant. Surrounded by some of the county’s most beautiful countryside Stoney Stanton is popular today due in part to pleasant mix of housing, the amenities in the village, and in nearby Earl Shilton and Hinckley and to its excellent commuter links



Floor Plan



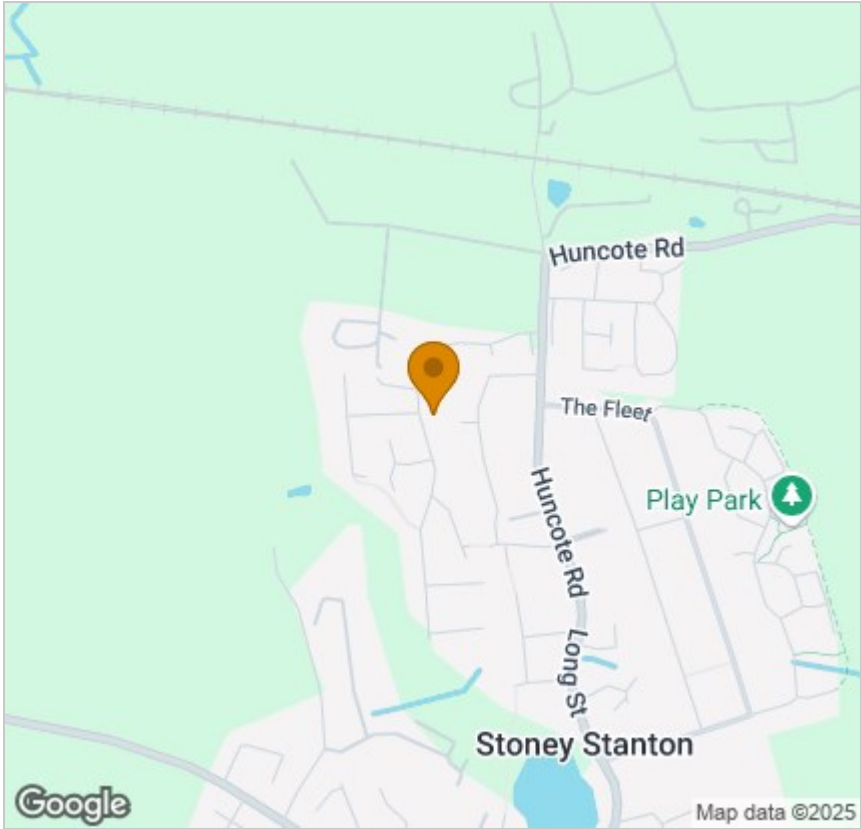
Viewing

Please contact our Wigston Sales Office on 0116 2883872 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

