





Set back from the road in the sought-after village of Stanton, this generously sized ex-local authority property offers excellent potential and is ideal for buyers looking to modernise to their own taste. The accommodation includes a spacious sitting room, separate dining room, sun room, kitchen, three well-proportioned bedrooms, and a family bathroom. Outside, the property boasts a good-sized rear garden and a substantial frontage, providing ample space for off-road parking. With its excellent location and scope for improvement, this home presents a fantastic opportunity for families or investors alike.

Entrance Hall

Stairs to first floor, under stairs cupboard, radiator.

Sitting Room

12' 6" x 12' 6" (3.8m x 3.8m)
Sliding door to sun room, fireplace. Radiator.

Sun Room

12' 6" x 11' 10" (3.8m x 3.6m)
French doors to rear.

Dining Room

10' 6" x 9' 2" (3.2m x 2.8m)
Window to rear, radiator.

Kitchen

12' 2" x 7' 10" (3.7m x 2.4m)
Range of wall and base level units with drawers and work surface over, integral oven and 4 ring gas hob with extractor over. space for fridge. Door to inner walk way. Window to Front.

First Floor Landing

Loft access, radiator.

Bedroom 1

12' 10" x 9' 6" (3.9m x 2.9m)
Cupboard housing boiler, radiator. Window to rear.

Bedroom 2

11' 6" x 10' 6" (3.5m x 3.2m)
Range of fitted bedroom furniture, electric heater. Window to rear.

Bedroom 3

8' 2" x 8' 2" (2.5m x 2.5m)
Built in storage cupboard, radiator. Window to front.

Bathroom

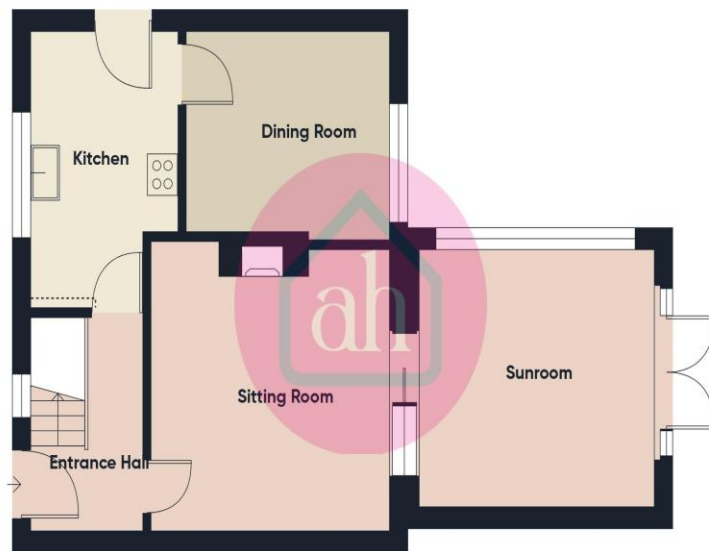
5' 11" x 5' 7" (1.8m x 1.7m)
Bath, W.C, wash hand basin. Radiator. Window to rear.

Covered Walkway

With door to rear garden, two built in brick sheds.

Outside

Set off the road, the property is approached via a driveway. The front garden is laid to lawn, there is a driveway leading to a metal shed/garage (now in need of repair). The garden to the rear is a good size, it is mainly laid to lawn with some established trees, enclosed by fencing, gate providing access to the recreation ground.



Ground Floor



Floor 1

Approximate total area⁽¹⁾

948 ft²

Reduced headroom

1 ft²

(1) Excluding balconies and terraces

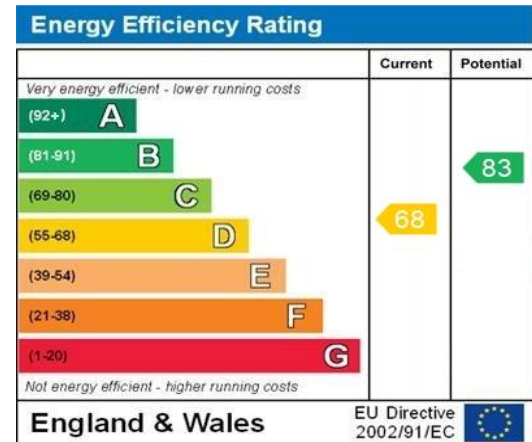
Reduced headroom

..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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