



Sinclair

10 Luke Jackson Way, Stanton Under Bardon, Leicestershire, LE67 9DA

£400,000

01530 838338 sinclairestateagents.co.uk

Property at a glance

- Four Double Bedrooms
- Three Reception Rooms
- Detached Garage
- Council Tax Band*: E
- Master Suite
- Modern Development
- End Of Cul De Sac
- Price: £400,000

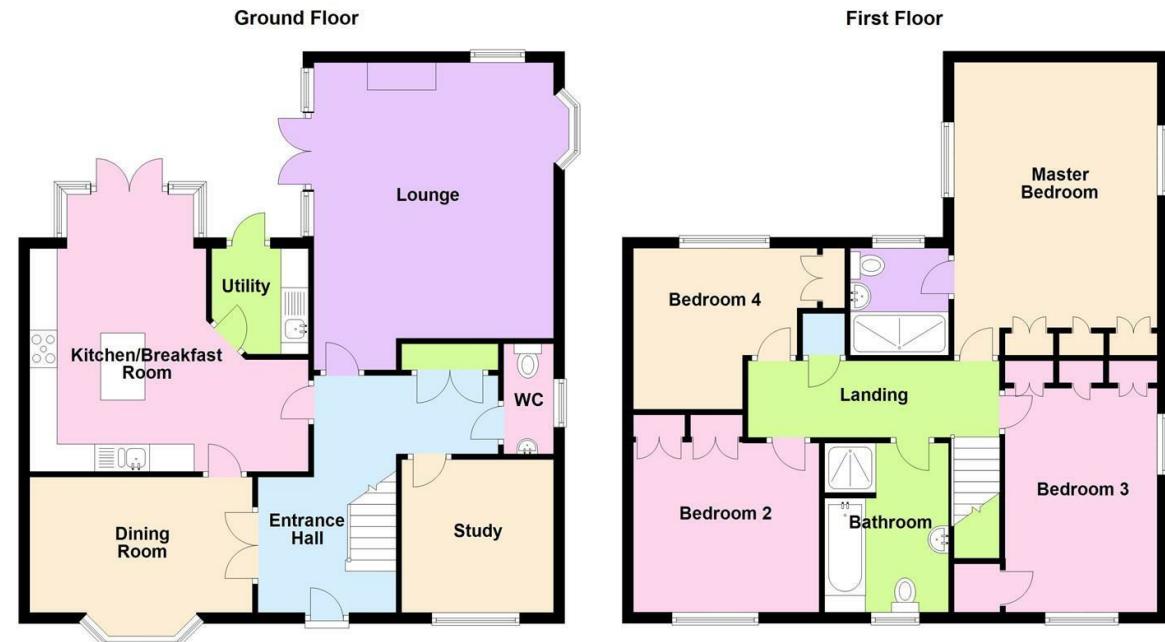
Overview

This FOUR BEDROOM DETACHED FAMILY HOME comes to the market enjoying a CORNER PLOT and sits at the end of the CUL DE SAC with a DETACHED GARAGE. In brief the property comprises; entrance hall, study, dining room, lounge, kitchen/diner, guest cloakroom and utility room to the ground floor. Stairs rising to the first floor landing give way to the family bathroom and four double bedrooms including the master suite. Externally the property enjoys a private garden to the rear, a detached garage and to the front is a driveway offering further off-road parking. EPC rating B.

Location**

Stanton-under-Bardon is an attractive, self-contained village surrounded by farmland and open fields situated close to Markfield and junction 22 of the M1 motorway for easy access. The village enjoys a shop with post office, primary school, church and public house called The Old Thatched Inn. It is also handy for the beauty spots of the Charnwood Forest and National Forest areas.

Nearest Airport: East Midlands (12.0miles) Nearest Train Station:
Loughborough (8.0miles) Nearest Town: Coalville (4.4 miles) Nearest Motorway Access: M1(J22)



** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

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GROUND FLOOR

Entrance Hall

Entered through a composite front door with inset opaque double glazed panel and having an inset footwell, ceramic tiled flooring, access to a double store cabinet and having stairs rising to the first floor landing.

Dining Room

13'4" x 8'1" (4.06m x 2.46m)

Enjoying a uPVC double glazed bay window to the front and access through to the kitchen.

Study

9'2" x 9'2" (2.79m x 2.79m)

Having uPVC double glazed window to front.

Guest Cloakroom

Is fitted with a low level push button WC, pedestal wash hand basin, ceramic tiled flooring, tiled splashbacks, extractor fan and an opaque uPVC double glazed window to side.

Lounge

12'2" x 16'6" (3.71m x 5.03m)

Having a set of uPVC double glazed French doors accessing the rear garden with further uPVC double glazed windows to side and rear and enjoying a brick surround fireplace housing a log/multi fuel burner.

Breakfast Kitchen

15'6" (narrowing to 11'9") x 14'2" (4.72m (narrowing to 3.58m) x 4.32m)

Having a range of rolled edge work surfaces with wooden base units, one-and-a-half bowl sink and drainer unit, electric oven and grill with six ring gas hob having splash screen and extractor fan over, ceramic tiled flooring and inset downlights. Also benefiting from an integral fridge/freezer and dishwasher, island unit with seating area and a uPVC double glazed bay window to the rear with French doors accessing the rear garden.

Utility Room

6'8" x 6'4" (2.03m x 1.93m)

Having ceramic tiled flooring, rolled edge work surfaces, space and plumbing for appliances, sink and drainer unit, composite rear door accessing the rear garden, extractor fan and housing the gas fired central heating boiler.

FIRST FLOOR

Landing

Stairs rising to the first floor landing give way to four concise bedrooms including the master suite and family bathroom, loft access and airing cupboard housing the hot water cylinder.

Family Bathroom

6'6" x 8'8" (1.98m x 2.64m)

This four piece white suite comprises; a low push button WC, pedestal wash hand basin with monobloc mixer taps, panel bath with mixer tap and shower enclosure having thermostatic bar attachment being part tiled with vinyl flooring, extractor fan and an opaque uPVC double glazed window to the rear.

Master Bedroom

12'2" x 17'4" (3.71m x 5.28m)

Enjoying a dual aspect with uPVC double glazed windows to either side and a range of fitted wardrobes and granting further access to the en-suite shower room.

En-Suite Shower Room

5'5" x 6'7" (1.65m x 2.01m)

Is fitted with a three piece white suite comprising; a low level push button WC, pedestal wash hand basin with monobloc mixer taps, double shower enclosure, uPVC double glazed window to rear, heated towel rail, vinyl flooring and extractor fan.

Bedroom Two

11'5" x 8'9" (3.48m x 2.67m)

Having uPVC double glazed window to the rear and a range of double fitted wardrobes.

Bedroom Three

12'0" x 8'8" (3.66m x 2.64m)

Having a range of double fitted wardrobes and a uPVC double glazed window to the front.

Bedroom Four

9'2" x 12'7" (2.79m x 3.84m)

Enjoying over stairs storage with a range of fitted wardrobes and uPVC double glazed windows to front and side.

OUTSIDE

Private Rear Garden

Benefiting from a sunny aspect and having a paved patio area facilitated by side gated access and a water point with timber close board surround, lawn and a range of shrubs, bark chipped play area, side potting garden and a raised timber decked sitting area.

Front

A tarmacadam driveway offers off road parking for multiple vehicles and leads to the garage whilst also having a paved walkway with pebbled edging accessing the front door with a range of shrubs and wall mounted lantern style lighting. The front also enjoys a well maintained lawn.

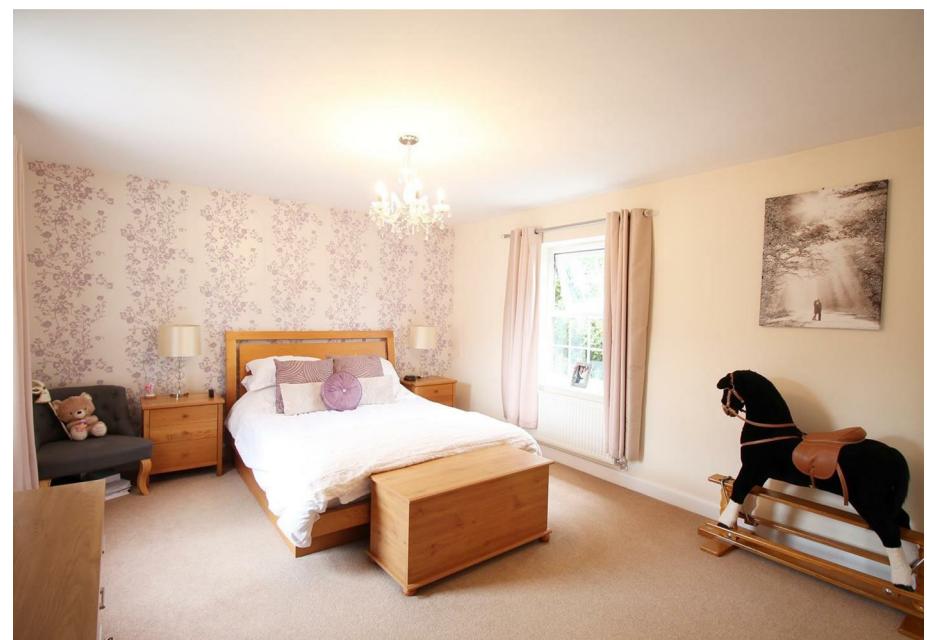
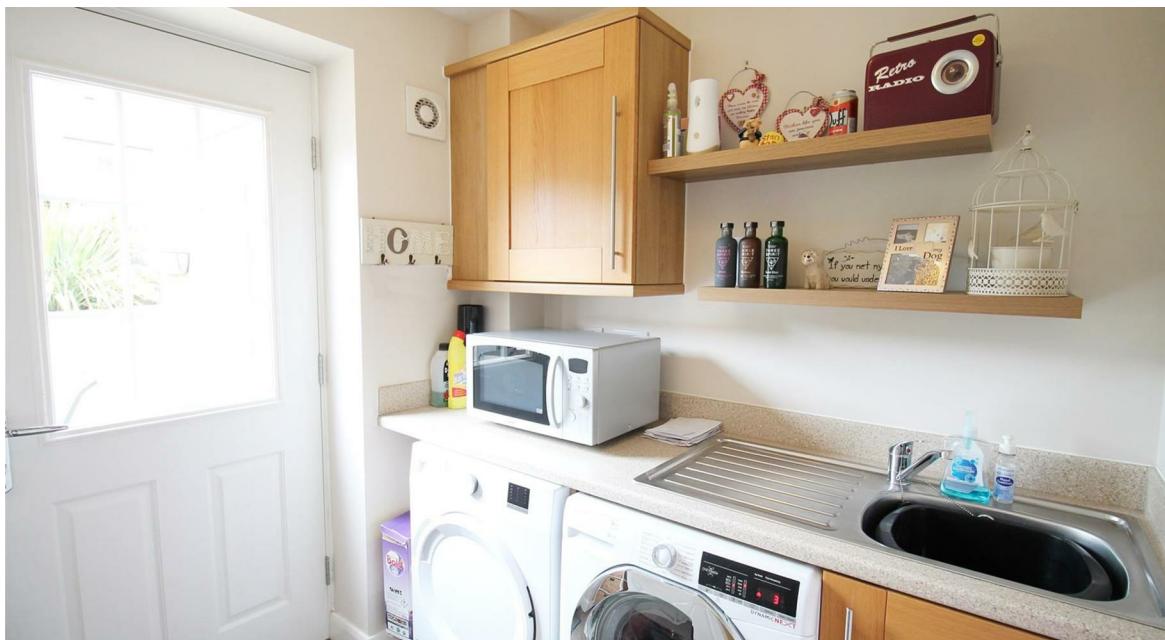
Garage

Entered via an up-and-over front door and having both light and power.



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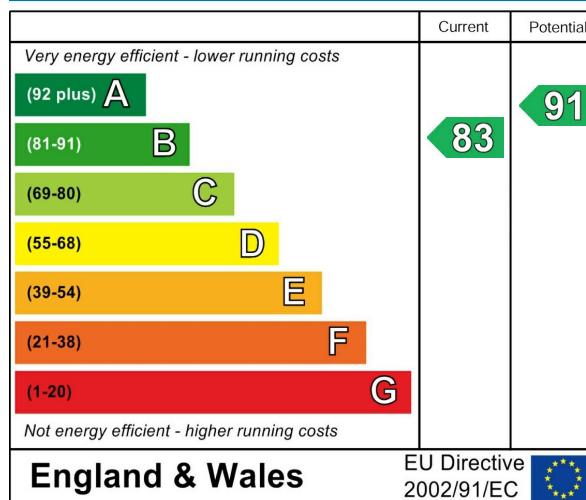
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Energy Efficiency Rating



These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

** All distances have been taken from Google maps and must be taken as approximate.

Photographs

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Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

Tenure

We are advised by the vendor(s) that the premises are Freehold

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**Thinking of Selling?
For a free valuation of your property with no obligation
call Sinclair on 01530 838338**



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