



Sinclair

3 Everard Way, Stanton Under Bardon, Leicestershire, LE67 9TH

01530 838338 sinclairestateagents.co.uk

Offers In Excess Of
£299,999

Property at a glance

- Substantial Extended Semi-Detached Home
- Low Maintenance Throughout
- Bathroom, En-Suite & Two Separate Wc's
- Council Tax Band*: C
- Four Bedrooms & Walk-In Wardrobe
- Fitted Dining Kitchen & Utility Room
- Large Garage With Ample Parking
- Price: £299,999

Overview

This impressive FOUR BEDROOM SEMI DETACHED FAMILY HOME comes to the market offering a sizeable EXTENTION and briefly comprises an entrance hall, WC, lounge, kitchen/breakfast room, utility, side lobby, additional WC and integral garage to the ground floor, with stairs rising to the first floor giving way to four good sized bedrooms including the master suite and family bathroom respectively. Externally the property features a private rear garden and ample frontage offering off road parking for multiple vehicles. EPC RATING C.

Location**

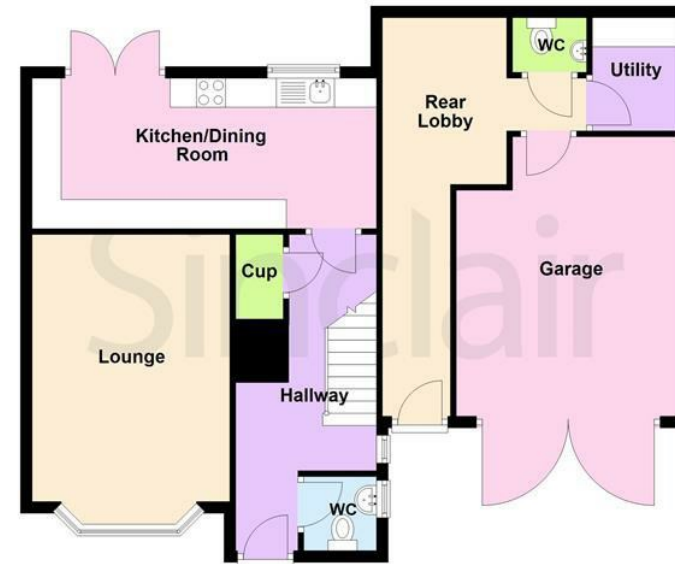
Stanton-under-Bardon is an attractive, self-contained village surrounded by farmland and open fields situated close to Markfield and junction 22 of the M1 motorway for easy access. The village enjoys a shop with post office, primary school, church and public house called The Old Thatched Inn. It is also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

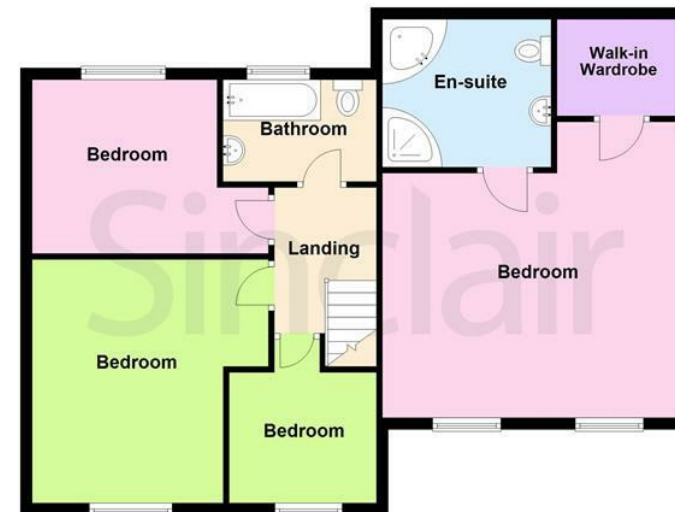
Ground Floor

Approx. 81.2 sq. metres (874.3 sq. feet)



First Floor

Approx. 78.9 sq. metres (848.9 sq. feet)



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Detailed Accommodation

GROUND FLOOR

Entrance Hall

Entered through UPVC front door and comprising of timber effect laminate flooring, stairs rising to the first floor with access to a storage cabinet.

Guest Cloakroom

Enjoying timber effect laminate flooring, a low level WC and wall mounted wash hand basin.

Lounge

11'1" x 15'10" (3.38m x 4.83m)

Having coving and a UPVC double glazed bay window to front.

Kitchen/Breakfast Room

19'4" x 8'5" (5.89m x 2.57m)

Having a range of wall and base units with complimentary rolled edge work surfaces, a one and half bowl sink and drainer unit, fridge/freezer, a four ring electric hob with extractor hood over with electric oven and grill, with further breakfast bar. Other benefits include timber effect laminate flooring, tiling to splash prone areas, UPVC double glazed window to rear and further UPVC French doors accessing a private rear garden.

Side Lobby

Accessible via the kitchen and comprising of ceramic tiled flooring, UPVC doors to both front and rear, facilitating access to the driveway and garden respectively and additionally hosting a store.

Utility Room

7'6" x 6'2" (2.29m x 1.88m)

Having a range of wall and base units with rolled edge work surfaces and also including a free standing washing machine, housing the gas fired central heating boiler.

WC

Enjoying a continuation of the ceramic tiled flooring from the side lobby and comprising a low level push button WC with wash hand basin.

FIRST FLOOR

Landing

Stairs rising to the first landing give way to the entire first floor accommodation and comprise a loft hatch which in turn features light, power and insulation.

Bedroom One

16'4" x 15'4" (4.98m x 4.67m)

Enjoying a host of natural light with two UPVC double glazed windows to front, inset downlights and having coving along with a walk in wardrobe which in turn comprises fitted clothes rails.

En-Suite

7'8" x 8'4" (2.34m x 2.54m)

This four piece suite comprises a corner jet bath with swan neck mixer tap, a shower enclosure, a vanity wash hand basin and further low level WC with heated towel rail, ceramic tiled flooring, extractor fan and separate loft hatch.

Bedroom Two

10'2x13'1" (3.10mx3.99m)

Having UPVC double window to front.

Bedroom Three

10'4" x 9'1" (3.15m x 2.77m)

Having UPVC double glazed window to rear.

Bedroom Four

8'9" x 7'4" (2.67m x 2.24m)

Enjoying timber effect laminate flooring with a UPVC double glazed window to front.

Family Bathroom

8'6" x 5'4" (2.59m x 1.63m)

This three piece white suite comprises a low level, push button WC, a panel bath with splash screen and thermostatic mixer shower tap, a pedestal wash hand basin with ceramic tiled walls and flooring, a shaver point and opaque UPVC double glazed window to rear.

OUTSIDE

Private Rear Garden

Comprising a paved patio area with further raised timber decking, offering a seating area in the suntrap and having an adjacent area of artificial lawn surrounded by timber close board fence panelling.

Front

Entered via wrought iron double opening gates, partitioning a brick wall with timber close board fence panelling integrated within the wall and giving way to a block paved driveway offering off road parking for multiple vehicles. The frontage is also complimented by soffit lighting, an artificial lawn with planted boarders, wall mounted lantern style lighting and an additional timber shed.

Integral Garage

12'7x15'8" (3.84mx4.78m)

Enjoying both light and power with UPVC double glazed window to side and entered by double opening doors to front.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

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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