



Sinclair

276 Main Street, Stanton Under Bardon, Leicestershire, LE67 9TR

£269,950

01530 838338 sinclairestateagents.co.uk

Property at a glance

- Off Road Parking
- Semi Detached House
- Private Rear Garden
- Council Tax Band*: B
- Three Bedrooms
- Open Plan Kitchen/Diner
- Sought After Location
- Price: £269,950

Overview

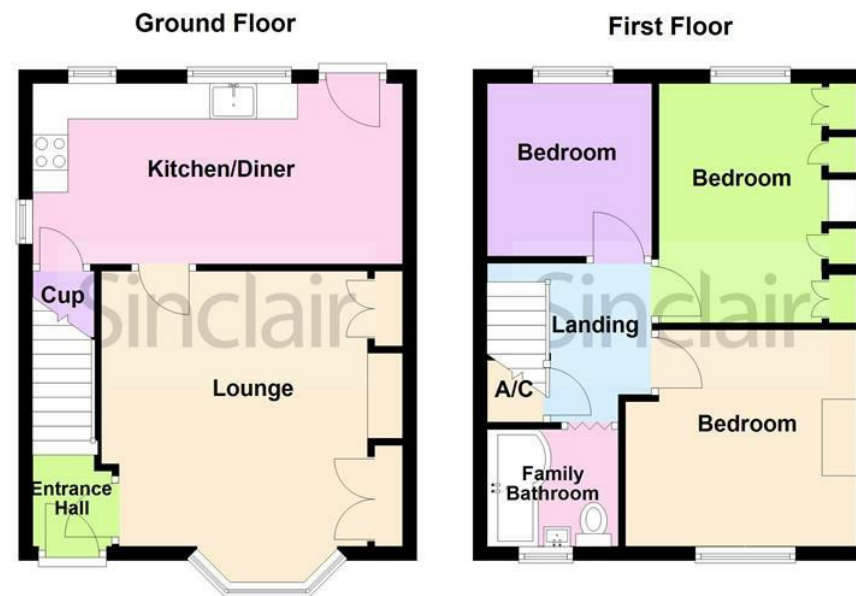
This THREE BEDROOM SEMI DETACHED FAMILY HOME comes to the market within the sought after village of Stanton Under Bardon, and boasts a larger than average rear garden, ample off road parking to the front, a modern 17'2" open plan kitchen/diner. In brief the property comprises entrance hall, lounge and kitchen/diner to the ground floor with stairs rising to the first floor landing giving way to three good sized bedrooms and the family bathroom. Externally the property enjoys a private garden to rear and a double driveway offering off road parking to the front. Early viewing is highly advised in order to avoid disappointment. EPC RATING D.

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.



276 Main Street, Stanton Under Bardon, Leicestershire, LE67 9TR

Sinclair

Detailed Accommodation

GROUND FLOOR

Entrance Hall

Entered through a composite front front door with stairs rising to the first floor and having timber effect laminate flooring.

Lounge

13'2" x 12'9" (4.01m x 3.89m)

Enjoying a uPVC double glazed bay window to the front with a fitted day seat, electric wall mounted fire place flanked by bespoke fitted storage cabinet and complimentary wall lighting and continued timber effect flooring from the entrance hall.

Kitchen/Diner

17'2" x 8'4" (5.23m x 2.54m)

Inclusive of a range of modern wall and base units, an inset modern Belfast style sink with Swan Neck tap, a four ring gas hob with electric oven and grill and extractor hood over, space and plumbing for appliances, two uPVC double glazed windows to rear with further double glazed window to side and benefiting from understairs storage. Other benefits include tiling to splash prone areas, timber effect laminate flooring and uPVC double glazed door accessing the private rear garden.

FIRST FLOOR

Landing

Stairs rising to the first floor landing gives way to three good sized bedrooms and the family bathroom and comprises a loft hatch, uPVC double glazed window to side and access to over stairs storage which in turn hosts the gas fired central heating boiler.

Bedroom One

10'9" x 9'9" (3.28m x 2.97m)

Enjoying a uPVC double glazed window to front.

Bedroom Two

7'2" (to fitted wardrobes) x 11'8" (2.18m (to fitted wardrobes) x 3.56m)

Enjoying a range of fitted wardrobes with dresser unit and uPVC double glazed window to the rear.

Bedroom Three

7'9" x 8'6" (2.36m x 2.59m)

Having uPVC double glazed window to rear.

Family Bathroom

6'0" x 5'5" (1.83m x 1.65m)

This three piece suite comprises a low level push button w.c., a vanity wash hand basin with mono block mixer tap, L-shaped bath with splash screen and thermostatic mixer shower over, ceramic tiled flooring and walls, inset down lights, extractor fan, heated towel rail and opaque uPVC double glazed window to front.

OUTSIDE

Private Rear Garden

An expansive paved patio area, is facilitated by an external power point and both hot and cold water points and gives way to a well maintained lawn which in turn is accessible via double timber framed gates from the front driveway (able to accommodate) vehicular access and flanked by planted borders. To the rear of the garden is a greenhouse and large timber shed.

Front

A double tarmac driveway offers off road parking for multiple vehicles and sits adjacent to areas of elevated shrubbery, partitioned by paved timber sleepers and giving way to the front door beneath a canopy porch.

276 Main Street, Stanton Under Bardon, Leicestershire, LE67 9TR

Sinclair



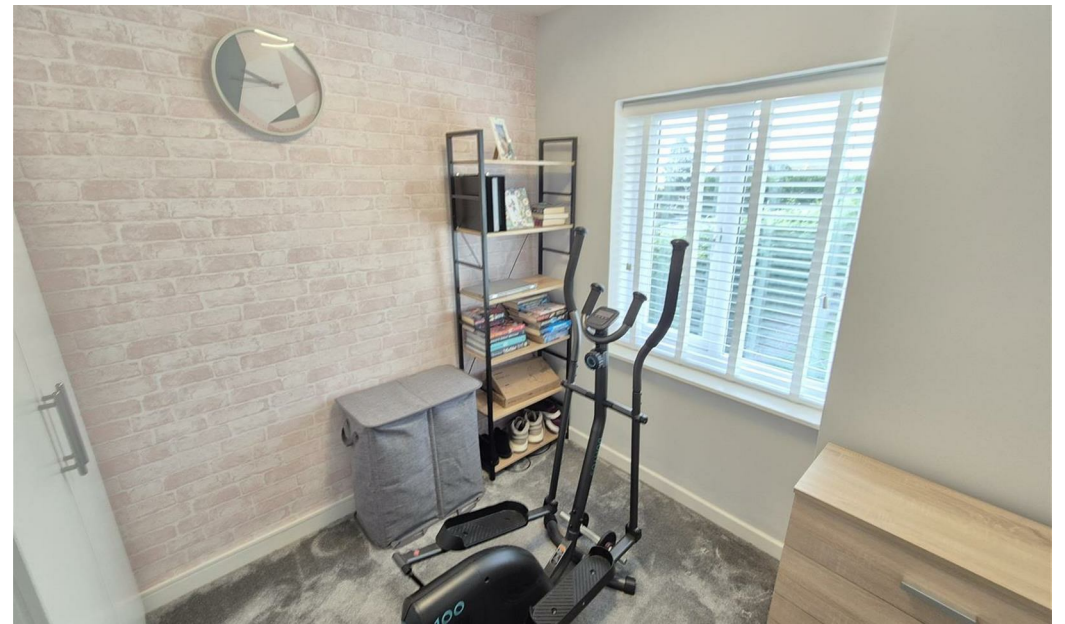
276 Main Street, Stanton Under Bardon, Leicestershire, LE67 9TR

Sinclair



276 Main Street, Stanton Under Bardon, Leicestershire, LE67 9TR

Sinclair



276 Main Street, Stanton Under Bardon, Leicestershire, LE67 9TR

Sinclair



276 Main Street, Stanton Under Bardon, Leicestershire, LE67 9TR

Sinclair

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

Digital Markets Competition & Consumers Act 2024 (DMCC ACT) - The DMCC Act which came into force in April 2025 is designed to ensure that consumers are treated fairly and have all the necessary information required to make an informed purchase. Sinclair are committed to providing material information relating to the properties we market to assist prospective buyers when making a decision to proceed with a property purchase. It should be noted that all information will need to be verified by the buyers solicitors and is given in good faith from information obtained by sources including but not restricted to HMRC Land Registry, Homesearch, Gov.uk and information provided and verified by our vendors.

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.

Referral Fee Disclosure

Sinclair

Thinking of Selling?

For a free valuation of your property with no obligation
call Sinclair on 01530 838338



Sinclair Estate Agents Ltd Registered Office: Eltham House, 6 Forest Road, Loughborough, Leicestershire, LE11 3NP.
Registration Number: 5459388. Sinclair Estate Agents are members of the TPO scheme and subscribe to the TPO code of practice.

Sinclair

3 Belvoir Road, Coalville, Leicestershire, LE67 3PD

Tel: 01530 838338

Email: coalville@sinclairestateagents.co.uk