

# CASTLE ESTATES

1982

**A TASTEFULLY PRESENTED FOUR BEDROOMED DETACHED FAMILY RESIDENCE  
SITUATED IN A MOST SOUGHT AFTER VILLAGE LOCATION**



## **21 SMITHY FARM DRIVE STONEY STANTON LE9 4WH**

**Offers Over £370,000**

- Entrance Hall
- Well Fitted Kitchen
- Ground Floor Study (Originally Part Of The Garage)
- Three Further Good Sized Bedrooms
- Ample Off Road Parking & Integral Store To Front
- Attractive Lounge & Separate Dining Room
- Utility Room & Guest Cloakroom
- Master Bedroom With Ensuite
- Family Bathroom
- Well Tended Landscaped Gardens



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## VIEWING

By arrangement through the Agents.

## DESCRIPTION

This well presented detached family residence must be viewed internally to fully appreciate its wealth of attractive fixtures and fittings.

The accommodation boasts entrance hall, attractive lounge, separate dining room, well fitted kitchen, utility room, guest cloakroom and useful ground floor study (originally part of the garage). To the first floor there is a master bedroom with ensuite, three further good sized bedrooms and a family bathroom. Outside the property has ample off road parking, integral store and well tended landscaped gardens.

It is situated in a sought after cul-de-sac location, close to open countryside and is within easy distance of the village centre with its shops, schools and amenities. Commuting via the M69 junctions 1 and 2 makes travelling to Leicester, Coventry, Birmingham and surrounding urban areas very good indeed.

More specifically the well planned, gas fired centrally heated and upvc double glazed accommodation comprises:

## COUNCIL TAX BAND & TENURE

Blaby - Band D (Freehold).

## ENTRANCE HALL

having composite double glazed front door and side window and central heating radiator.



CASTLE

**LOUNGE**

15'9" x 13'2" (4.81 x 4.03)

having upvc double glazed bay window overlooking the front garden, feature Adam style fireplace with living flame fire, marble back and hearth, tv aerial point, central heating radiator and coved ceiling. Double doors opening onto Dining Room.



**LOUNGE**



## DINING ROOM

10'10" x 8'8" (3.32 x 2.66)

having central heating radiator, wood effect flooring, coved ceiling and upvc double glazed patio doors opening onto the rear garden.



**KITCHEN**

10'9" x 11'0" (3.28 x 3.36)

having an attractive range of grey Shaker style units including base units, drawers and wall cupboards, matching work surfaces and ceramic tiled splashbacks, inset sink, built in electric oven, gas hob with extractor hood over, space for fridge freezer, coved ceiling, tiled flooring and central heating radiator.



**KITCHEN**



### UTILITY ROOM

6'10" x 4'10" (2.09 x 1.49)

having work surface with inset round bowl sink, space and plumbing for washing machine, space for tumble dryer, gas fired boiler for central heating and domestic hot water, central heating radiator, tiled flooring and upvc double glazed door to garden.



### GUEST CLOAKROOM

3'9" x 4'10" (1.15 x 1.48)

having low level w.c. and wash hand basin.

**STUDY**

8'3" x 7'11" (2.54 x 2.43)  
having useful built in storage.



**FIRST FLOOR LANDING**

having access to the roof space.

**MASTER BEDROOM**

12'1" x 11'2" (3.70 x 3.42)

having central heating radiator, tv aerial point and coved ceiling.



**MASTER BEDROOM**





### ENSUITE SHOWER ROOM

having shower cubicle with electric shower over, vanity unit with wash hand basin and low level w.c.



### BEDROOM TWO

15'3" x 7'10" (4.65 x 2.39)

having central heating radiator, tv aerial point and coved ceiling.



**BEDROOM TWO**



**BEDROOM THREE**

9'0" x 7'10" (2.76 x 2.41)

having central heating radiator, tv aerial point and coved ceiling.



## BEDROOM FOUR

8'2" x 8'4" (2.49 x 2.56)  
having central heating radiator.



## BATHROOM

having white suite including panelled bath with shower over and screen, integrated low level w.c., wash hand basin, ceramic tiled splashbacks and central heating radiator.



**OUTSIDE**

There is direct vehicular access over a block paved driveway with ample off road parking leading to an INTEGRAL GARAGE. Mature flower borders. Pedestrian access via gate leading to a lawned rear garden with decked area, further slabbed seating area, ornamental fish pond, well fenced boundaries and mature flower borders with trees and shrubs.



**OUTSIDE**




OUTSIDE




OUTSIDE

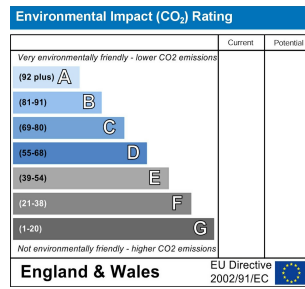
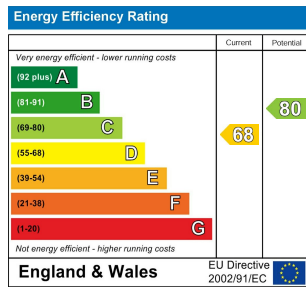


**Energy Efficiency Rating**

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

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## **PLEASE NOTE**

These particulars are produced in good faith as a general guide only and do not constitute any part of a contract. Intending purchasers should make their own inspection and enquiries in order to satisfy themselves of their authenticity and no responsibility is accepted for any errors or omissions herein. No person in the employment of Castle Estates has any authority to make any representation or warranty in relation to this property.

## **FIXTURES AND FITTINGS**

Specifically excluded unless mentioned in these details but may be available by separate negotiation if required. Telephones and points (where fitted) are subject to the service providers regulations.

## **OFFER PROCEDURE**

As we have an obligation to our Vendor Client to ensure that any offers made for this property can be substantiated one of our financial services representatives will contact you to qualify your offer.

## **ADDITIONAL NOTES**

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be please to check the information for you. The agent has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from the solicitor or surveyor. All measurements quoted are approximate and are for guidance purposes only. Purchasers are advised to check all measurements critical to requirements.

## **BUSINESS HOURS**

Monday to Friday 9.00 am till 5.30 pm & Saturday 9.00 am to 13.00 pm

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