

# CASTLE ESTATES

1982

**A WELL APPOINTED TWO BEDROOMED DETACHED BUNGALOW SITUATED IN A POPULAR VILLAGE LOCATION**



**31 CLINT HILL DRIVE  
STONEY STANTON LE9 4DB**

**Offers Over £300,000**

- Reception Hall
- Two Double Bedrooms
- Well Fitted Breakfast Kitchen
- Sizeable Lawned Rear Garden
- Spacious Lounge To Front
- Modern Shower Room
- Ample Off Road Parking & Detached Garage
- NO CHAIN - VIEWING ESSENTIAL



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www.castles-online.co.uk



## VIEWING

By arrangement through the Agents.

## DESCRIPTION

**\*\* NO CHAIN \*\*** This spacious detached bungalow enjoys reception hall, sizeable lounge, two good sized bedrooms, modern shower room and a well fitted kitchen. Outside the property has ample off road parking leading to a detached garage and a private lawned rear garden. Viewing is essential.

It is situated in a popular location, convenient for Stoney Stanton 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 Council - Band C (Freehold).

## RECEPTION HALL

having upvc double glazed front door, wood tiled flooring, central heating radiator and access to the roof space.



## BREAKFAST KITCHEN

13'11" x 9'2" (4.25 x 2.80)

having range of fitted base units, drawers and wall cupboards, contrasting work surfaces and splashbacks, inset sink unit, built in electric fan assisted oven with extractor hood over, wall mounted gas fired boiler for central heating and domestic hot water, central heating radiator, upvc double glazed windows to side and rear. Upvc double glazed door to garden.



## LOUNGE

16'1" x 12'5" (4.91 x 3.79)

having upvc double glazed window to front, two central heating radiators, feature stone fireplace with tv plinth and hearth and wall light points.



### BEDROOM ONE

12'9" x 12'6" (3.90 x 3.82)

having central heating radiator and upvc double glazed window to front.



### BEDROOM TWO

12'11" x 10'10" (3.94 x 3.31)

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



## SHOWER ROOM

7'5" x 5'11" (2.28 x 1.82)

having modern suite including shower cubicle with electric shower over, wash hand basin, low level w.c., chrome heated towel rail, ceramic tiled walls and flooring.




## OUTSIDE


There is direct vehicular access over a block paved driveway with standing for several cars leading to DETACHED GARAGE. A fully enclosed rear garden with lawn, mature flower borders, cold water tap and security lighting.

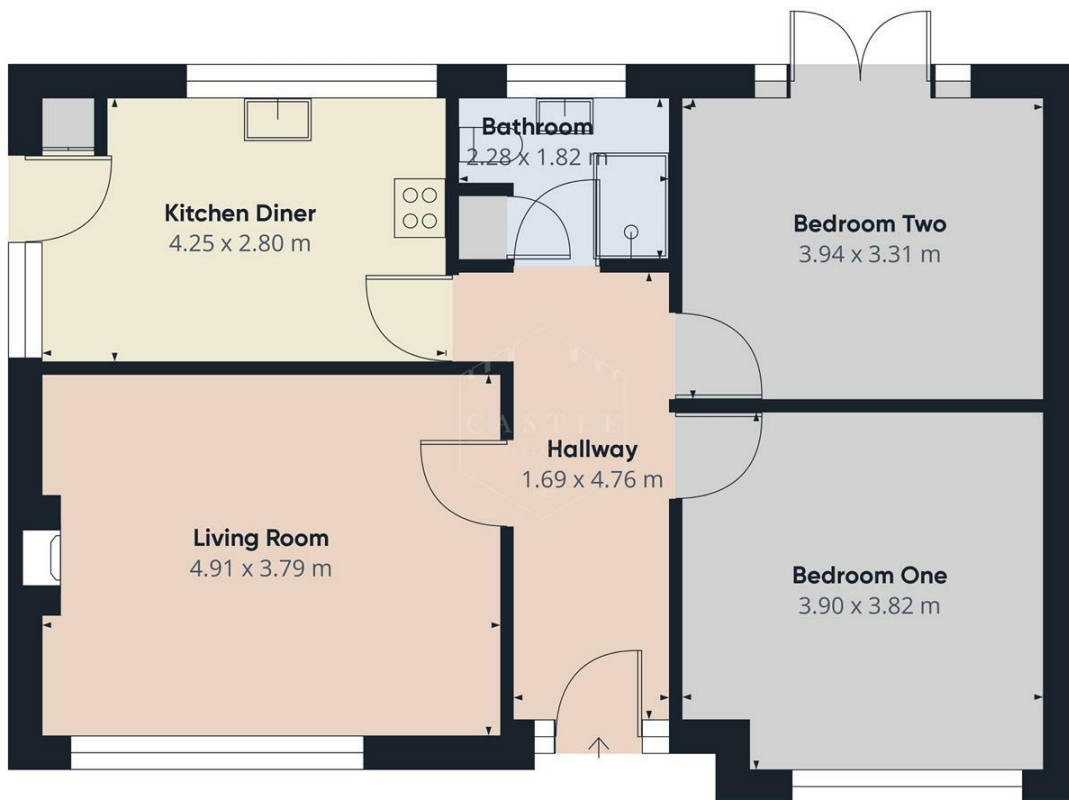
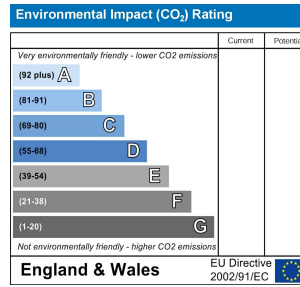
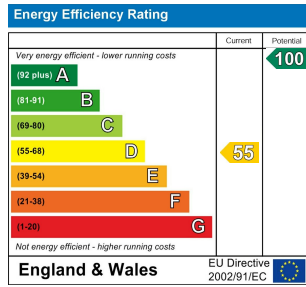


**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		<b>100</b>
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</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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