

# CASTLE ESTATES

1982

**A BEAUTIFULLY PRESENTED AND SPACIOUS FOUR BEDROOMED DETACHED FAMILY RESIDENCE SITUATED IN THE HEART OF THE POPULAR VILLAGE**



**3 GLEBE CLOSE  
STONEY STANTON LE9 4NB**  
**Offers In The Region Of £575,000**

- Impressive Hall & Guest Cloakroom
- Attractive Lounge
- Separate Utility Room
- Two Ensuite Facilities & Family Bathroom
- Ample Parking & Brick Built Garage
- Useful Ground Floor Study
- Contemporary Fitted Dining Kitchen
- Four Double Bedrooms
- Impressive Private Gated Entrance
- Private Well Maintained Gardens with unspoilt views



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www.castles-online.co.uk



### VIEWING

By arrangement through the Agents.

### DIRECTIONAL NOTE

Travel from the centre of Stoney Stanton along Sharnford Road, adjacent to Parish Church and take the turn for Nock Verges. You will see parking on the left hand side and electric gates leading to 3, Glebe Close, Stoney Stanton.

### DESCRIPTION

This beautifully presented recently built four bedroomed detached luxury family residence situated in a quiet cul-de-sac location standing in a complex of five houses behind electronic gate, just a short a distance from the village centre with its shops, schools amenities. For those wishing to commute will find easy access to the M69 junctions making travelling to further afield very good indeed.

The accommodation boasts of an impressive entrance hall with guest cloakroom off, useful ground floor study, attractive lounge overlooking the rear garden, luxury fitted dining kitchen with bi-fold doors opening onto the private south west facing garden and utility room. To the first floor there are two bedrooms with walk in wardrobes and ensuite shower rooms, two further good sized bedrooms and a luxury family bathroom. Outside the property has ample off road parking, garage and a private easy to maintain gardens. Viewing is essential to fully appreciate the size and wealth of attractive, quality fixtures and fittings.

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

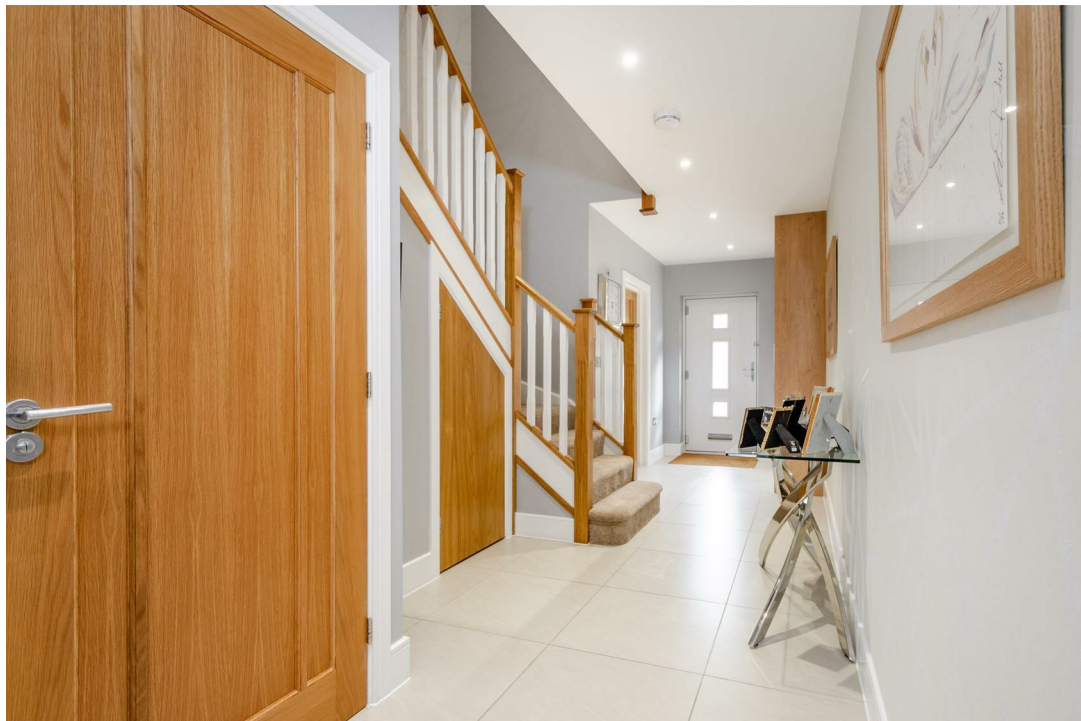
### COUNCIL TAX BAND & TENURE

Blaby Council - Band F (Freehold).

### ENTRANCE HALL

24'11" x 9'10" - average width 6'2" (7.6m x 3m - average width 1.9m )

having composite double glazed front door, built in cloaks cupboard, alarm control panel and electric gate intercom system, porcelain marble effect flooring with under floor heating. Spindle balustraded staircase to the first floor landing with storage beneath.



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**ENTRANCE HALL**



**GUEST CLOAKROOM**

having white integrated low level w.c., corner wash hand basin, porecelain marble effect flooring with under floor heating, LED lighting and extractor fan.



## STUDY

8'6" x 8'2" (2.6m x 2.5m )

having telephone point, under floor heating, integrated office furniture including drawers, cupboards and shelving.



## LOUNGE

17'4" x 10'2" (5.3m x 3.1m )

having Bi-fold doors opening onto the rear garden.



## LOUNGE



## KITCHEN

22'7" x 13'1" (6.9m x 4m )

having an excellent range of slate grey gloss contemporary units including base units, drawers and wall cupboards, butchers block work surfaces and contemporary splashbacks, inset sink with mixer tap and rinser bowl, integrated dishwasher, built in double oven, integrated American style fridge freezer, porcelain light grey flooring with under floor heating, LED lighting and lantern light. Bi-fold doors opening onto private south west facing rear garden.



KITCHEN



KITCHEN



## KITCHEN



## UTILITY ROOM

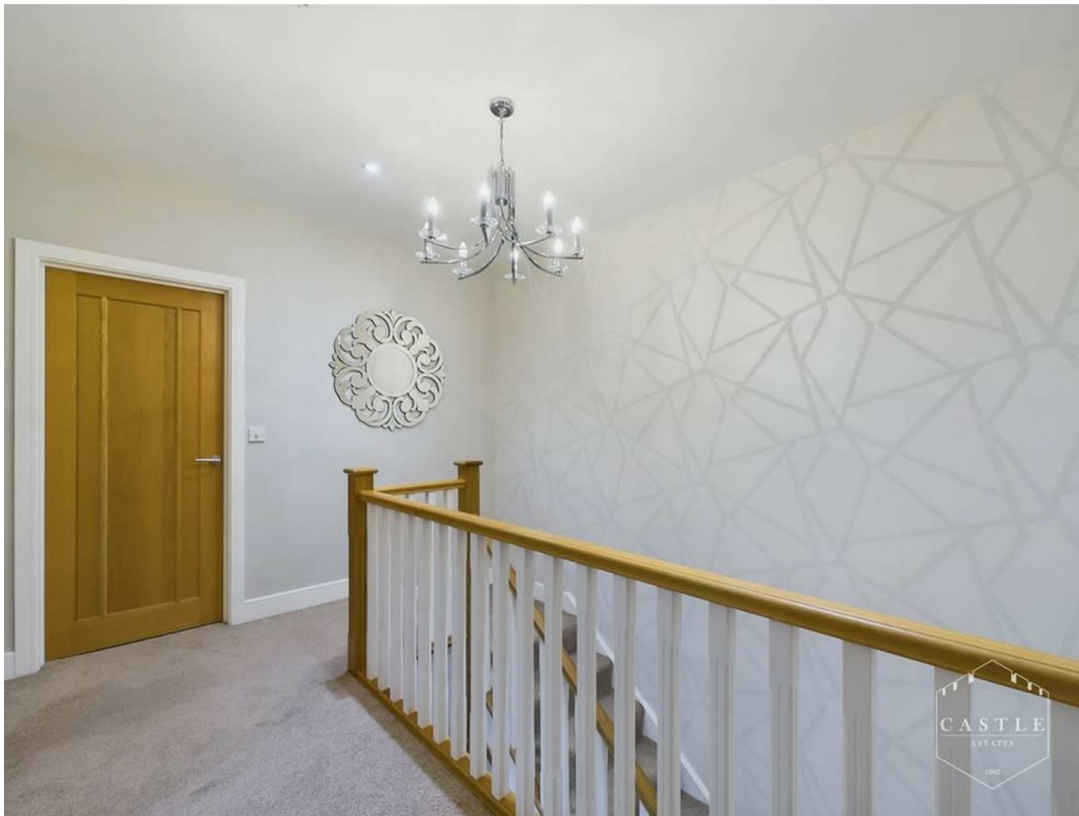
9'10" x 4'11" (3m x 1.5m )

having an attractive range of matching units including storage cupboards, space and plumbing for washing machine, built in stainless steel sink with mixer tap, LED lighting, porcelain light grey flooring with under floor heating and mat well. Composite double glazed side entrance door.



### FIRST FLOOR LANDING

11'5" x 9'10" (3.5m x 3m )  
having spindle balustrading.



### MASTER BEDROOM

17'4" x 12'0" (5.30m x 3.66m)  
having central heating radiator, built in large double wardrobes, chest of drawers and bedside drawers.





## MASTER BEDROOM



## WALK IN WARDROBE

## ENSUITE SHOWER ROOM

having fully tiled shower cubicle with drencher shower over, vanity unit with wash hand basin, low level w.c., chrome ladder style heated towel rail, fully tiled walls and LED lighting.



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**ENSUITE SHOWER ROOM**



**GUEST BEDROOM TWO**

14'9" x 11'9" (4.5m x 3.6m )  
having central heating radiator.



## GUEST BEDROOM TWO



## WALK IN WARDROBE

## ENSUITE SHOWER ROOM

having fully tiled shower cubicle with drencher shower over, vanity unit with wash hand basin, low level w.c., chrome ladder style heated towel rail, vinyl flooring, fully tiled walls, extractor fan and LED lighting.



### BEDROOM THREE

10'5" x 10'5" (3.2m x 3.2m )  
having central heating radiator.



### BEDROOM FOUR

15'1" x 8'6" (4.6m x 2.6m )  
having two central heating radiators, access to the fully boarded roof space via drop down wooden steps.



## BATHROOM

9'2" x 7'2" (2.8m x 2.2m )

having contemporary suite including vanity unit with wash hand basin, double ended bath, integrated low level w.c., fully tiled walls, LED lighting, chrome ladder style heated towel rail and vinyl flooring.



## BATHROOM



**OUTSIDE**

There is electric gates leading to the front driveway with block paved driveway for parking for upto three cars. A walled foregarden. GARAGE (5.2m x 5.3) with electric roller door, composite personal door, power and light. Solar Panels (Vendor will give further details). Pedestrian access via both sides of the property to the fully enclosed private rear garden with artificial lawn, large patio area, well fenced boundaries, raised bed, flower and shrub borders, garden shed, garden and security lighting.



**OUTSIDE**



OUTSIDE



OUTSIDE



OUTSIDE



OUTSIDE



OUTSIDE





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>84</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 energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

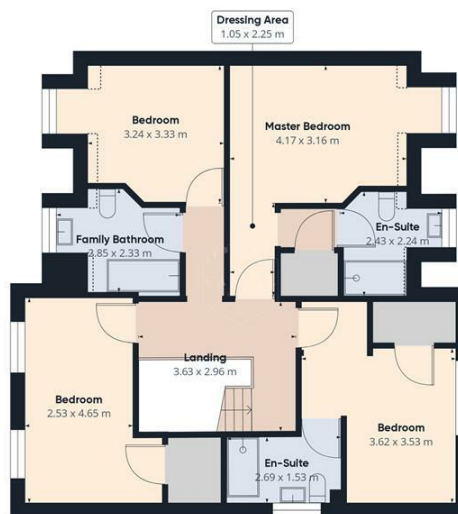
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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
184.81 m<sup>2</sup>  
Reduced headroom  
0.99 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

### **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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