

CASTLE ESTATES

1982

AN ATTRACTIVE FOUR BEDROOMED DETACHED FAMILY RESIDENCE WITH IMPRESSIVE SIZED REAR GARDEN SITUATED IN A POPULAR VILLAGE LOCATION



**60 UNDERWOOD DRIVE
STONEY STANTON LE9 4TD**

Offers In The Region Of £450,000

- Open Plan Living Kitchen
- Garden Room/Conservatory
- Guest Cloakroom
- Three Further Good Sized Bedrooms
- Impressive Sized Rear Garden
- Separate Study
- Attractive Lounge
- Master Bedroom With Ensuite
- Parking & Integral Garage With Utility Space
- VIEWING ESSENTIAL



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VIEWING

By arrangement through the Agents.

DESCRIPTION

Nestled in the charming village of Stoney Stanton, Underwood Drive presents an exceptional opportunity to acquire a delightful detached house.

This splendid property boasts an impressive layout, featuring impressive hall with guest cloakroom, open plan living kitchen, conservatory and two further generously sized reception rooms that provide ample space for both relaxation and entertaining. With four well-proportioned bedrooms, the master having ensuite and a family bathroom. Outside the property has ample off road parking and a good sized integral garage with utility space.

The highlight of this residence is undoubtedly the large private rear garden, offering a tranquil outdoor retreat where one can unwind or host gatherings with friends and family.

Underwood Drive is not only a beautiful home but also a wonderful location, providing a sense of community while being conveniently close to local amenities. Do not miss the chance to make this lovely house your new home.

COUNCIL TAX BAND & TENURE

Blaby Council - Band E (Freehold).

ENTRANCE HALL

having composite front door, porcelain tiled flooring and central heating radiator. Feature staircase to the First Floor Landing.



GUEST CLOAKROOM

having integrated low level w.c., vanity unit with wash hand basin and chrome mixer tap, contemporary tiling, ceramic tiled flooring and fitted storage cupboard.



OPEN PLAN LIVING KITCHEN - KITCHEN AREA

12'1" x 10'2" (3.7m x 3.1m)

having an attractive range of Shaker style units including base units, drawers and wall cupboards, contrasting butchers block work surfaces and ceramic tiled splashbacks, inset sink with chrome mixer tap, built in rangemaster style cooker with gas hob and extractor hood over, space for American style fridge freezer, porcelain tiled flooring, inset LED lighting, upvc double glazed window to front.



OPEN PLAN LIVING KITCHEN - KITCHEN AREA



OPEN PLAN LIVING KITCHEN - KITCHEN AREA



OPEN PLAN LIVING KITCHEN - LOUNGE/DINING AREA

17'8" x 12'1" (5.4m x 3.7m)

having central heating radiator, porcelain tiled flooring, inset LED lighting, further feature lighting, two central heating radiators, upvc double glazed window to rear and French doors opening onto rear garden. Door to Integral Garage and door to Conservatory.



OPEN PLAN LIVING KITCHEN - LOUNGE/DINING AREA



INTEGRAL GARAGE

20'11" x 8'10" (6.4m x 2.7m)

having electric door and personal door to garden. UTILITY AREA with fitted units, work surfaces and inset sink with chrome mixer tap, space and plumbing for washing machine, space for tumble dryer and housing the gas fired boiler for central heating and domestic hot water.

STUDY

11'5" x 8'2" (3.5m x 2.5m)

having oak effect flooring, central heating radiator and upvc double glazed window to rear.



CONSERVATORY

12'1" x 10'5" (3.7m x 3.2m)

having central heating radiator, oak effect wood flooring, polycarbonate roof, upvc double glazed windows and French doors opening onto rear garden. Glass panelled doors to Lounge.



LOUNGE

20'8" x 11'1" (6.3m x 3.4m)

having upvc double glazed bay window to front, central heating radiator, tv aerial point, double doors opening onto Conservatory and Dining Area.



LOUNGE



FIRST FLOOR LANDING

having access to the roof space.

MASTER BEDROOM

12'5" x 12'1" (3.8m x 3.7m)

having range of fitted furniture including wardrobes and bedside cabinets with feature lighting, central heating radiator and upvc double glazed window to front.



ENSUITE SHOWER ROOM

having single shower cubicle with shower over, pedestal wash hand basin, low level w.c., wall mounted mirror vanity cabinet, ceramic tiled flooring and walls.



BEDROOM TWO

12'1" x 12'1" (3.7m x 3.7m)

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



BEDROOM TWO



BEDROOM THREE

10'2" x 8'6" (3.1m x 2.6m)

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



BEDROOM FOUR

9'2" x 8'6" (2.8m x 2.6m)

having central heating radiator, oak effect wood flooring and upvc double glazed window to rear.



BATHROOM

having low level w.c., panelled bath with chrome taps and chrome shower over, pedestal wash hand basin, LED spot lighting, built in storage cupboard, central heating radiator, ceramic tiled flooring and walls.



BATHROOM**OUTSIDE**

There is direct vehicular access over a block paved driveway with standing for several cars leading to INTEGRAL GARAGE. A lawned foregarden. Side gated access to the fully enclosed and sizeable rear garden with block paved patio area, large lawn, mature flower and shrub borders, well fenced boundaries. Very private and not overlooked.



OUTSIDE



OUTSIDE

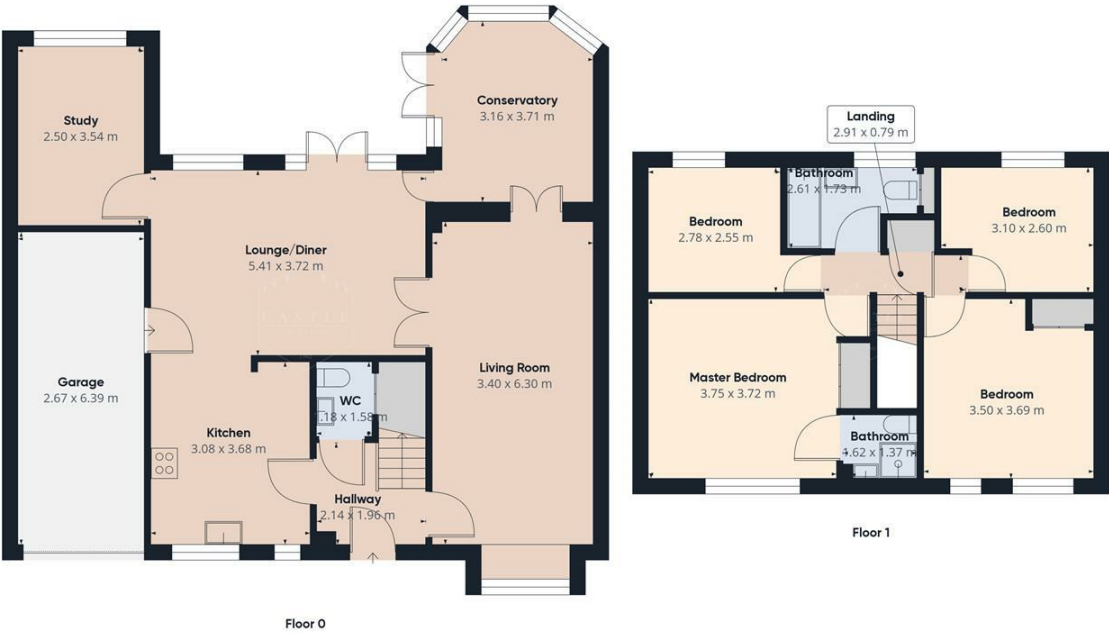
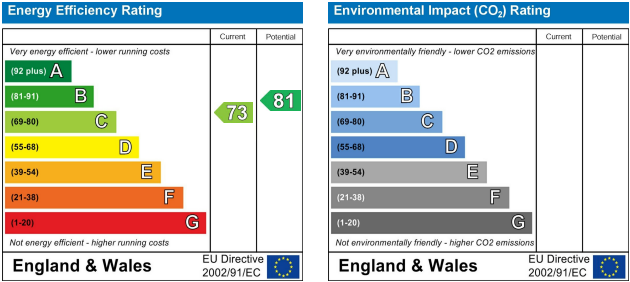


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	81
(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	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



Approximate total area⁽¹⁾
152.1 m²

(1) Excluding balconies and terraces.

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.

GIRAFFE 360

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
