

# CASTLE ESTATES

1982

**A WELL PRESENTED, MUCH IMPROVED AND SPACIOUS FIVE BEDROOMED  
DETACHED FAMILY RESIDENCE WITH OPEN COUNTRYSIDE VIEWS SITUATED IN A  
POPULAR VILLAGE LOCATION**



**18 TOWNSEND ROAD  
STONEY STANTON LE9 4TF**  
**Offers In Excess Of £475,000**

- Entrance Porch & Guest Cloakroom
- Separate Dining Room/Sun Room
- Further Spacious Living Room
- New Shower Room & Refitted Family Bathroom
- Private Well Tended Gardens
- Attractive Lounge
- Contemporary Fitted Kitchen
- Five Good Sized Bedrooms
- Ample Off Road Parking & Double Garage
- Open Countryside Views



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Nestled on Townsend Road in the charming village of Stoney Stanton, Leicester, this impressive detached house offers a perfect blend of spacious living and picturesque surroundings. With five well-proportioned bedrooms, this property is ideal for families seeking comfort and room to grow.

The home boasts three-to-four inviting reception rooms, providing ample space for relaxation, entertainment, and family gatherings. Each room is designed to maximise natural light, creating a warm and welcoming atmosphere throughout. The two bathrooms ensure convenience for all residents, making morning routines a breeze.

One of the standout features of this property is its stunning open countryside views, which can be enjoyed from various vantage points within the home. This tranquil setting allows for a peaceful lifestyle while still being within easy reach of local amenities and transport links.

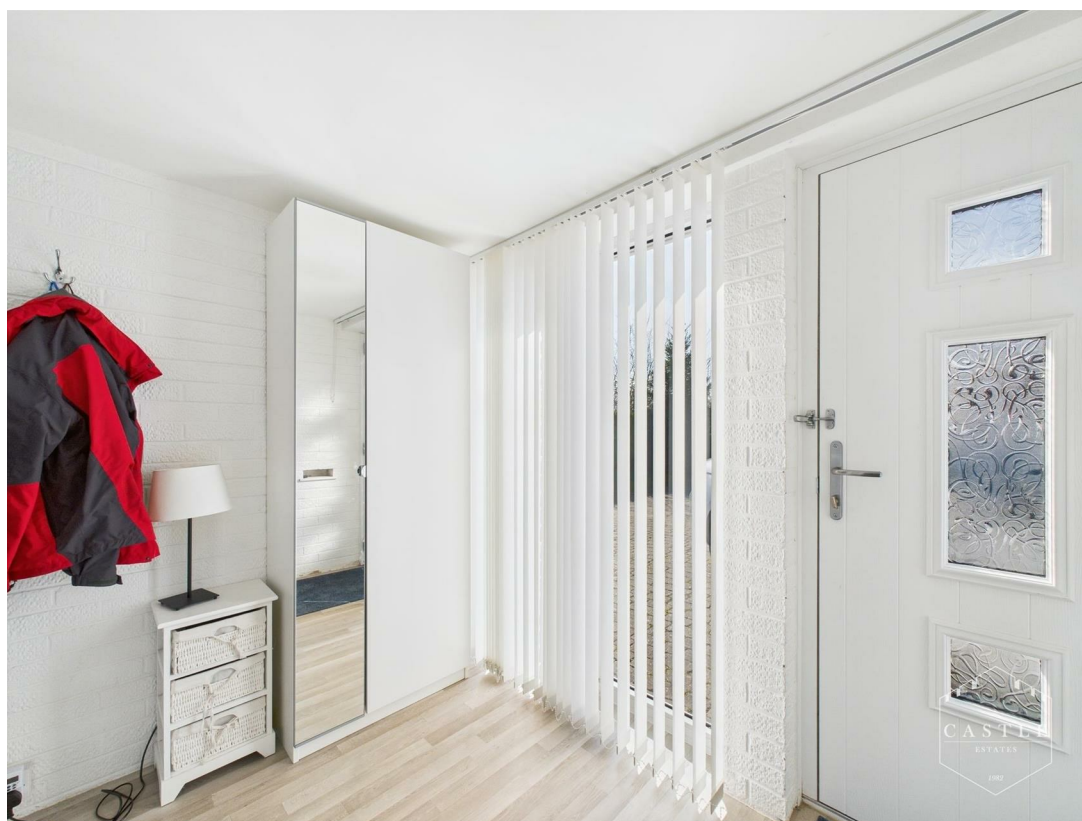
With spacious accommodation throughout, this house is not just a place to live, but a place to call home. Whether you are hosting friends or enjoying quiet evenings with family, this property offers the perfect backdrop for a fulfilling life in the heart of the English countryside. Don't miss the opportunity to make this delightful residence your own.

### **COUNCIL TAX BAND & TENURE**

Blaby Council - Band E (Freehold).

### **ENTRANCE PORCH**

having composite double glazed front door, upvc double glazed window to side, wood effect flooring and storage cupboard for coats. Upvc double glazed doors to Living Room and to Hallway.





## LIVING ROOM

17'1" x 13'7" (5.21m x 4.16m)

having upvc double glazed window to front, feature inset solid fuel fireplace, wood effect flooring, tv aerial point, central heating radiator, projector screen, projector and surround sound speakers. Double doors leading to Dining Room/Sun Room



## LIVING ROOM



## DINING ROOM/SUN ROOM

20'6" x 11'0" (6.27m x 3.37m)

having wood effect flooring, central heating radiator, upvc double glazed picture windows to rear and upvc double glazed sliding patio door opening onto Garden.





DINING ROOM/SUN ROOM



DINING ROOM/SUN ROOM



## KITCHEN

10'11" x 10'3" (3.33m x 3.14m )

having an excellent range of contemporary limestone grey units including base units, drawers and wall cupboards, white quartz surfaces and upstand, inset sink with mixer tap, built in neff hide and slide oven and combi oven, induction hob with extractor hood over, large integrated fridge, wood effect flooring and upvc double glazed window to rear.





KITCHEN



KITCHEN



## KITCHEN



## LIVING ROOM

14'7" x 13'3" (4.46m x 4.04m )

having feature solid fuel fireplace, designer central heating radiator, tv aerial point, usb charging sockets, upvc double glazed windows and French doors opening onto the Garden.



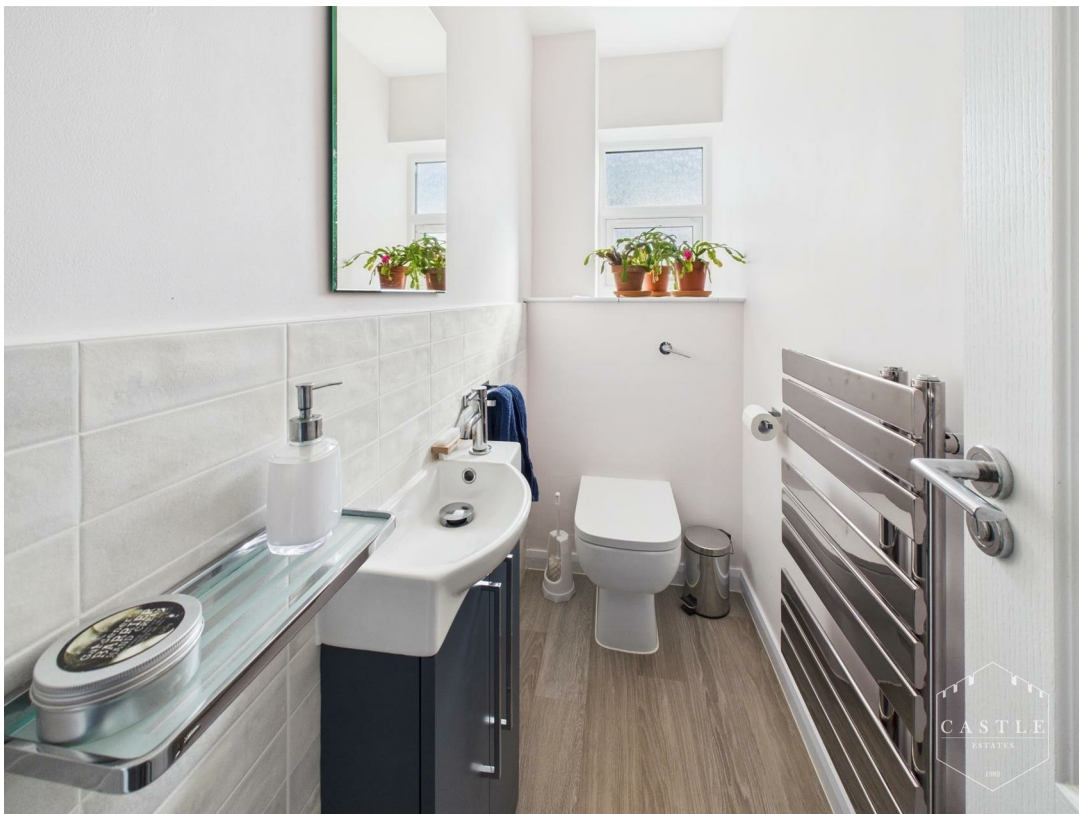


## LIVING ROOM



## GUEST CLOAKROOM

having integrated low level w.c., vanity unit with wash hand basin, ceramic tiled splashbacks, chrome heated towel rail, wood effect flooring and upvc double glazed window with obscure glass. Accessed through INNER HALLWAY having useful under-stair storage, and fire door leading to integral garage.



## FIRST FLOOR LANDING

having access to the roof space.



## MASTER BEDROOM

14'7" x 10'9" (4.47m x 3.28m )

having central heating radiator and upvc double glazed window with countryside views.





MASTER BEDROOM



## SHOWER ROOM

10'10" x 6'0" (3.32m x 1.84m )

having double shower cubicle with chrome rain shower over and handheld shower, fully integrated low level w.c., wash hand basin and vanity cabinets, linen cupboard, wall mounted mirror with lighting, ceramic tiled splashbacks, heated towel rail, extractor fan and upvc double glazed window with obscure glass.





## SHOWER ROOM



## BEDROOM TWO

13'2" x 11'8" (4.03m x 3.57m )

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



## BEDROOM TWO



## BEDROOM THREE

14'6" x 10'6" (4.42m x 3.21m )

having fitted wardrobes and cupboards, central heating radiator and upvc double glazed window with countryside views.





### BEDROOM THREE



### BEDROOM FOUR

11'7" x 10'10" (3.54m x 3.32m )

having central heating radiator and upvc double glazed window, airing cupboard containing pressurised water tank and wardrobe.



## BEDROOM FOUR



## BEDROOM FIVE

10'11" x 8'4" (3.35m x 2.55m )  
having central heating radiator and upvc double glazed window.





## BATHROOM

8'3" x 6'2" (2.54m x 1.90m )

having panelled bath with rain shower over, handheld shower and glass screen, fully integrated low level w.c., wash hand basin and vanity cabinets, ceramic tiled splashbacks, heated towel rail, wall mounted mirror with lighting, extractor fan and upvc double glazed window with obscure glass.



BATHROOM



## OUTSIDE

There is direct vehicular access over a good sized block paved driveway leading to INTEGRAL GARAGE (4.93m x 4.46m) with up and over door, power, light, space and plumbing for white goods, gas fired conventional system boiler for central heating and domestic hot water. Pedestrian access to the private rear garden with patio area, lawn, mature flower and shrub borders, garden shed, cold water tap, outside lighting, fenced and hedged boundaries. Open countryside views.





OUTSIDE



OUTSIDE

OUTSIDE





OUTSIDE



OUTSIDE



OUTSIDE





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	83

England & Wales

EU Directive 2002/91/EC

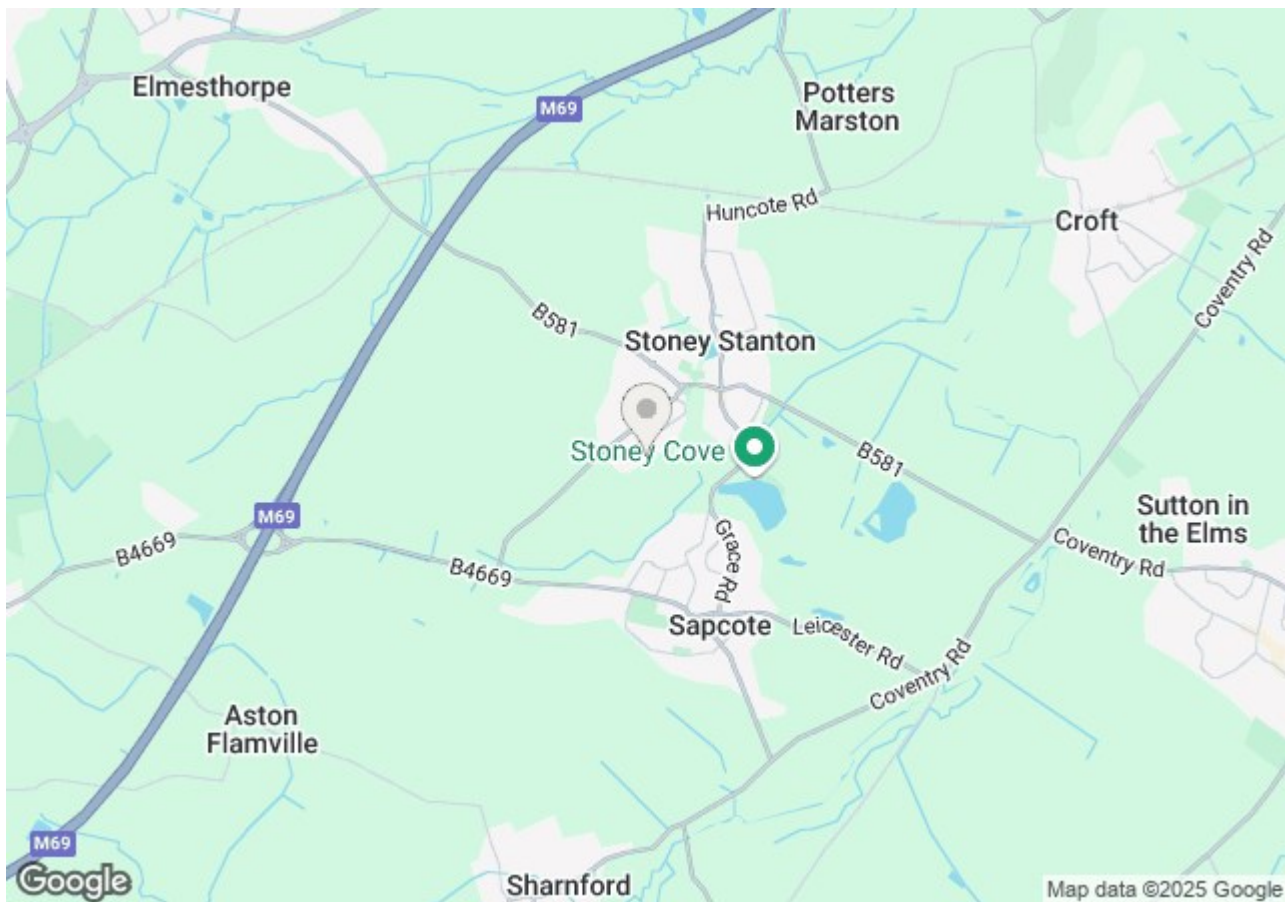
Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
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England & Wales

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Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	



Floor 0



Floor 1



Approximate total area<sup>®</sup>  
184.58 m<sup>2</sup>

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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

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