

CASTLE ESTATES

1982

**A BEAUTIFULLY PRESENTED AND MUCH IMPROVED FOUR BEDROOMED
DETACHED FAMILY RESIDENCE SITUATED IN A SOUGHT AFTER RESIDENTIAL
LOCATION**



**8 DOUDNEY CLOSE
STONEY STANTON LE9 4TG**
Offers In The Region Of £450,000

- Impressive Hall & Guest Cloakroom
- Upvc Double Glazed Sun Room
- Useful Ground Floor Study
- Luxury Fitted Family Bathroom
- Well Tended Private Gardens
- Spacious Lounge/Dining Room
- Contemporary Fitted Kitchen & Utility Room
- Four Good Sized Bedrooms
- Ample Off Road Parking & Larger Than Average Garage
- VIEWING ESSENTIAL



112 Castle Street, Hinckley, Leicestershire. LE10 1DD

info@castles-online.co.uk - 01455 617997

www.castles-online.co.uk



Nestled in the charming area of Doudney Close, Stoney Stanton, this beautifully presented detached house offers an exceptional living experience.

With four generously sized bedrooms, this property is perfect for families seeking both comfort and space. The well-designed layout includes a welcoming hall with guest cloakroom off, spacious lounge/dining room, sun room, contemporary fitted kitchen with matching utility room and a useful ground floor study. Outside the property enjoys ample off road parking, larger than average garage and well tended gardens.

The house has been much improved, showcasing modern finishes and thoughtful details throughout. Viewing is essential to truly appreciate the quality and charm this home has to offer.

Do not miss the opportunity to make this delightful property your own.

COUNCIL TAX BAND & TENURE

Blaby Council - Band E (Freehold).

ENTRANCE VESTIBULE

5'10" x 4'1" (1.78m x 1.27m)

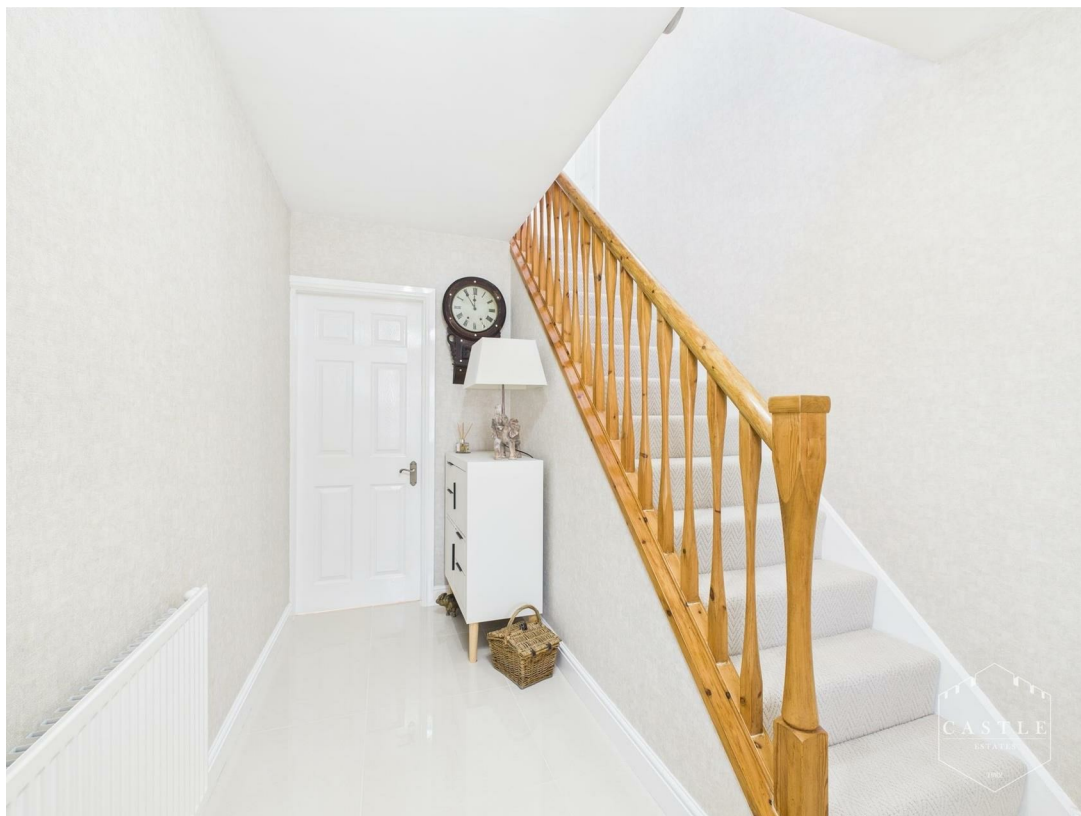
having upvc double glazed door and windows. Further door with coloured leaded lights leading to Hall.



HALL

11'1" x 7'7" (3.39m x 2.32m)

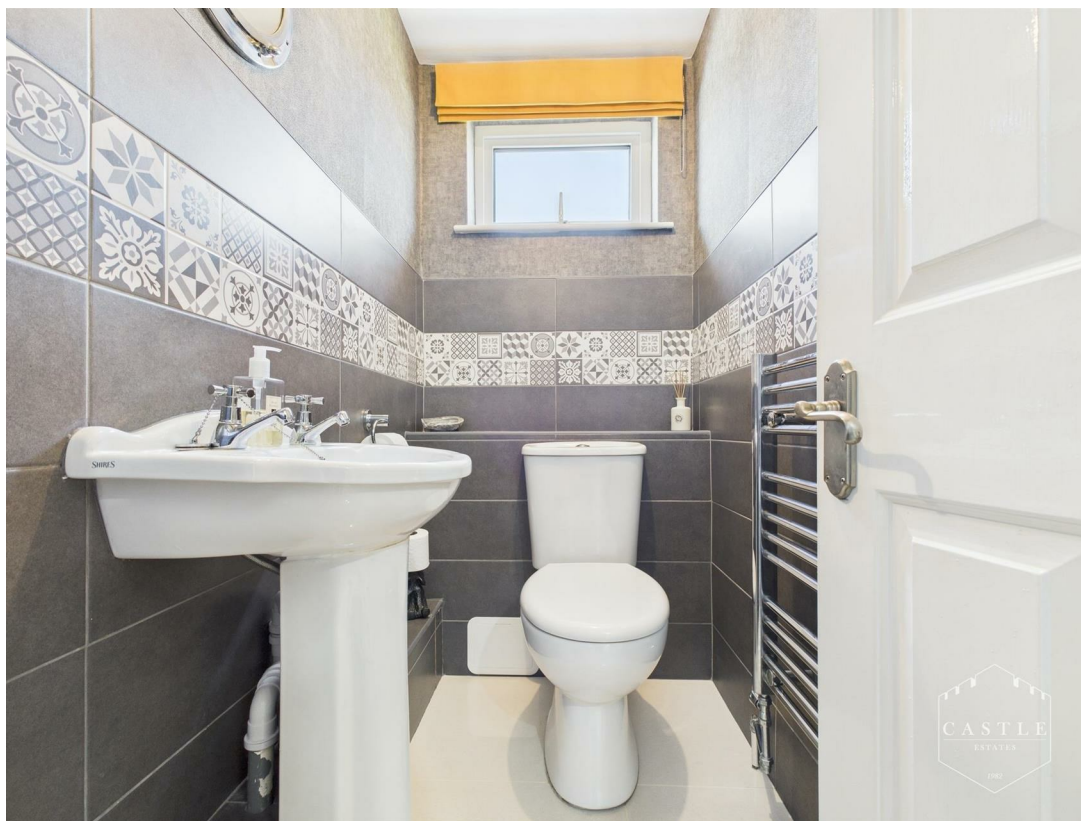
having tiled flooring and central heating radiator. Feature spindle balustraded staircase to First Floor Landing.



GUEST CLOAKROOM

5'2" x 3'6" (1.58m x 1.09m)

having low level w.c., pedestal wash hand basin, ceramic tiled splashbacks, chrome heated towel rail and upvc double glazed window with obscure glass.



LOUNGE

23'3" x 11'8" (7.10m x 3.58m)

having feature stone fireplace with gas fire, tv aerial point, tiled flooring, inset LED lighting and upvc double glazed window to front. Upvc double glazed French doors opening onto Sun Room.



LOUNGE



LOUNGE



DINING AREA

11'5" x 8'2" (3.50m x 2.50m)

having central heating radiator, tiled flooring, inset LED lighting and upvc double glazed window overlooking the rear garden.



SUN ROOM

12'9" x 10'2" (3.91m x 3.11m)

having tiled flooring, central light with fan, upvc double glazed windows and French doors opening onto Garden.



KITCHEN

11'0" x 10'0" (3.37m x 3.07m)

having an attractive range of contemporary gloss units including ample base units, drawers and wall cupboards, marble effect work surfaces and inset black sink with mixer tap and rinsing bowl, ceramic tiled splashbacks, built in double oven and grill, gas hob with extractor hood over, inset LED lighting, central heating radiator, tiled flooring and upvc double glazed window overlooking the rear garden. Square archway to Utility Room.



KITCHEN



UTILITY ROOM

11'1" x 5'6" (3.38m x 1.69m)

having range of matching contemporary gloss units, work surfaces and splashbacks, inset sink with mixer tap, integrated fridge freezer, inset LED lighting, tiled flooring, central heating radiator, upvc double glazed window to side and upvc double glazed door to Garden. Door to Study.



STUDY

11'7" x 7'10" (3.55m x 2.41m)

having central heating radiator, inset LED lighting and upvc double glazed window to side. Fire door to Garage.



GARAGE

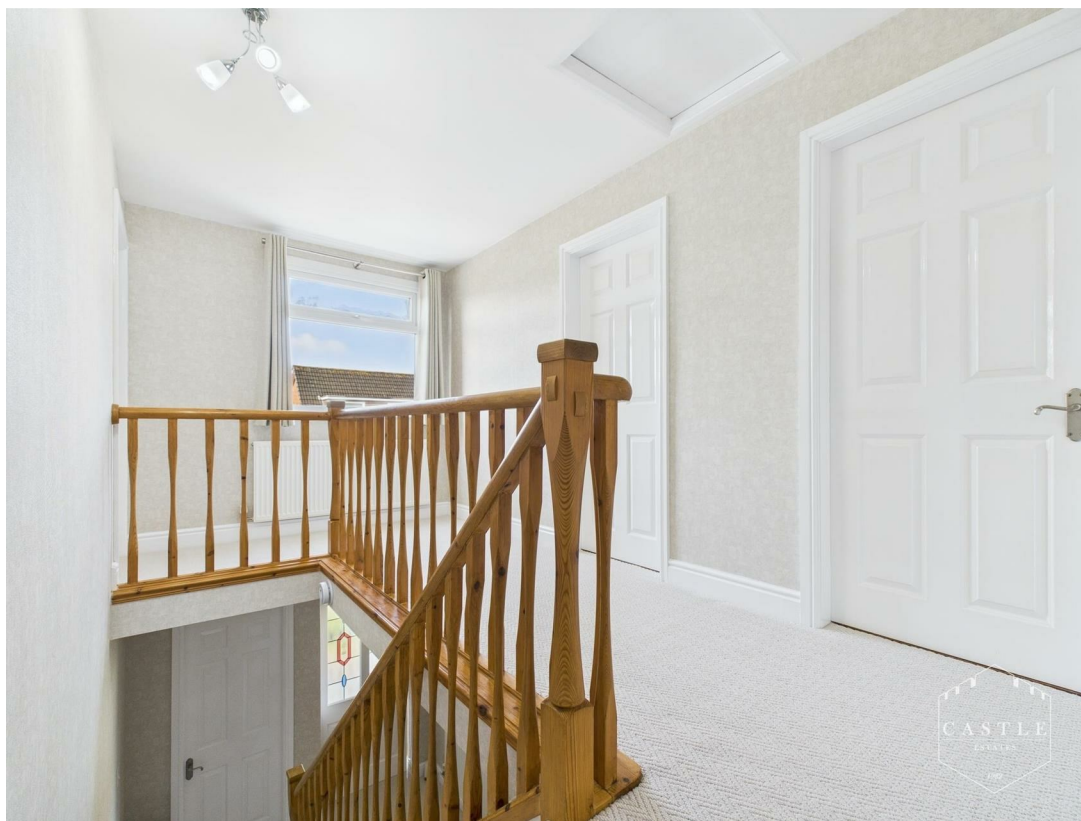
18'1" x 8'4" (5.53m x 2.55m)

having electric up and over door, power and light.

FIRST FLOOR LANDING

14'11" x 7'7" (4.56m x 2.33m)

having spindle balustrading, access to the roof space, central heating radiator and upvc double glazed window to front.



BEDROOM ONE

12'8" x 11'10" (3.88m x 3.61m)

having range of built in wardrobes, central heating radiator and upvc double glazed window to rear.



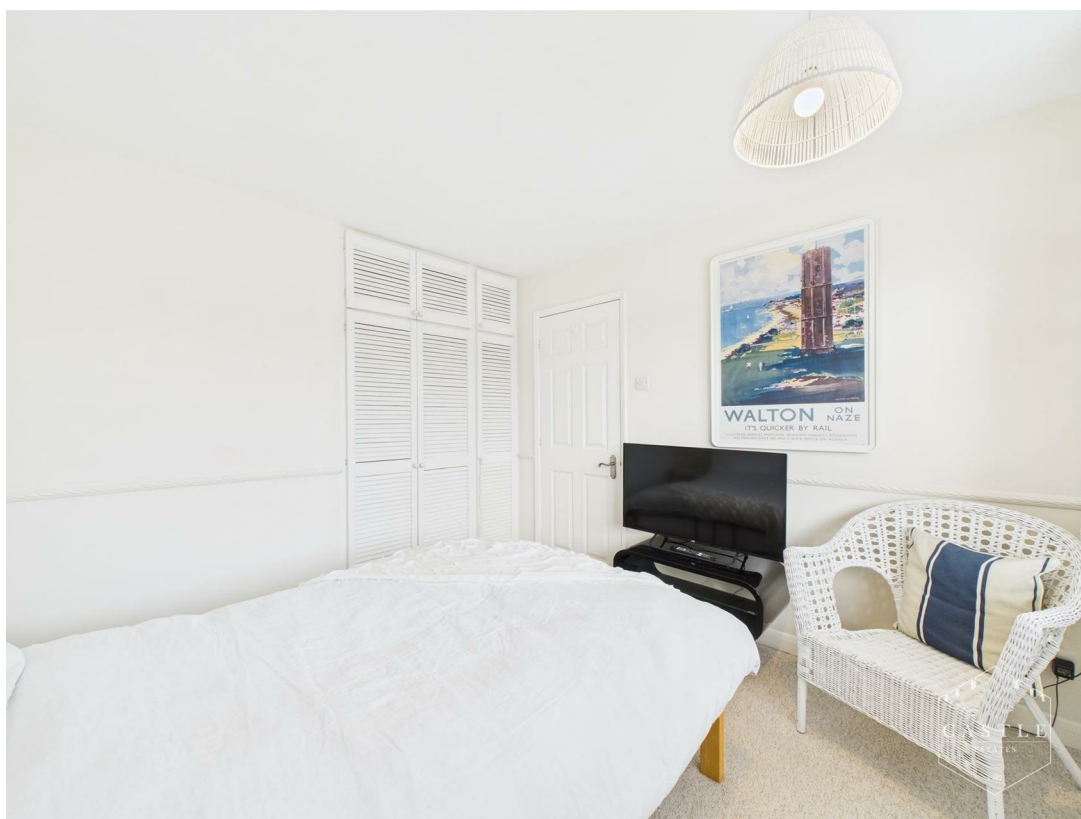
BEDROOM TWO

10'4" x 9'10" (3.15m x 3m)

having built in wardrobes, central heating radiator, tv aerial point and upvc double glazed window to rear.



BEDROOM TWO



BEDROOM THREE

11'10" x 8'4" (3.62m x 2.55m)

having under eaves storage, central heating radiator and upvc double glazed window to front.



BEDROOM FOUR

8'10" x 9'10" (2.70m x 3.01m)

having central heating radiator, under eaves storage and upvc double glazed window to front.



BEDROOM FOUR



BATHROOM

7'3" x 6'5" (2.23m x 1.96m)

having luxury white suite including panelled bath with rain shower over and glass screen, vanity unit with wash hand basin and LED mirror above, central heating radiator with heated towel rail, fully tiled walls and flooring, extractor fan and upvc double glazed window with obscure glass.



BATHROOM



OUTSIDE

There is direct vehicular access over a good sized tarmac driveway with standing for several cars leading to LARGER THAN AVERAGE GARAGE. A lawned foregarden with shrubs. Pedestrian access to a fully enclosed, well landscaped rear garden with patio area, further seating area, lawn, mature hedging, flower and shrub borders, well fenced boundaries and garden shed.



OUTSIDE



OUTSIDE

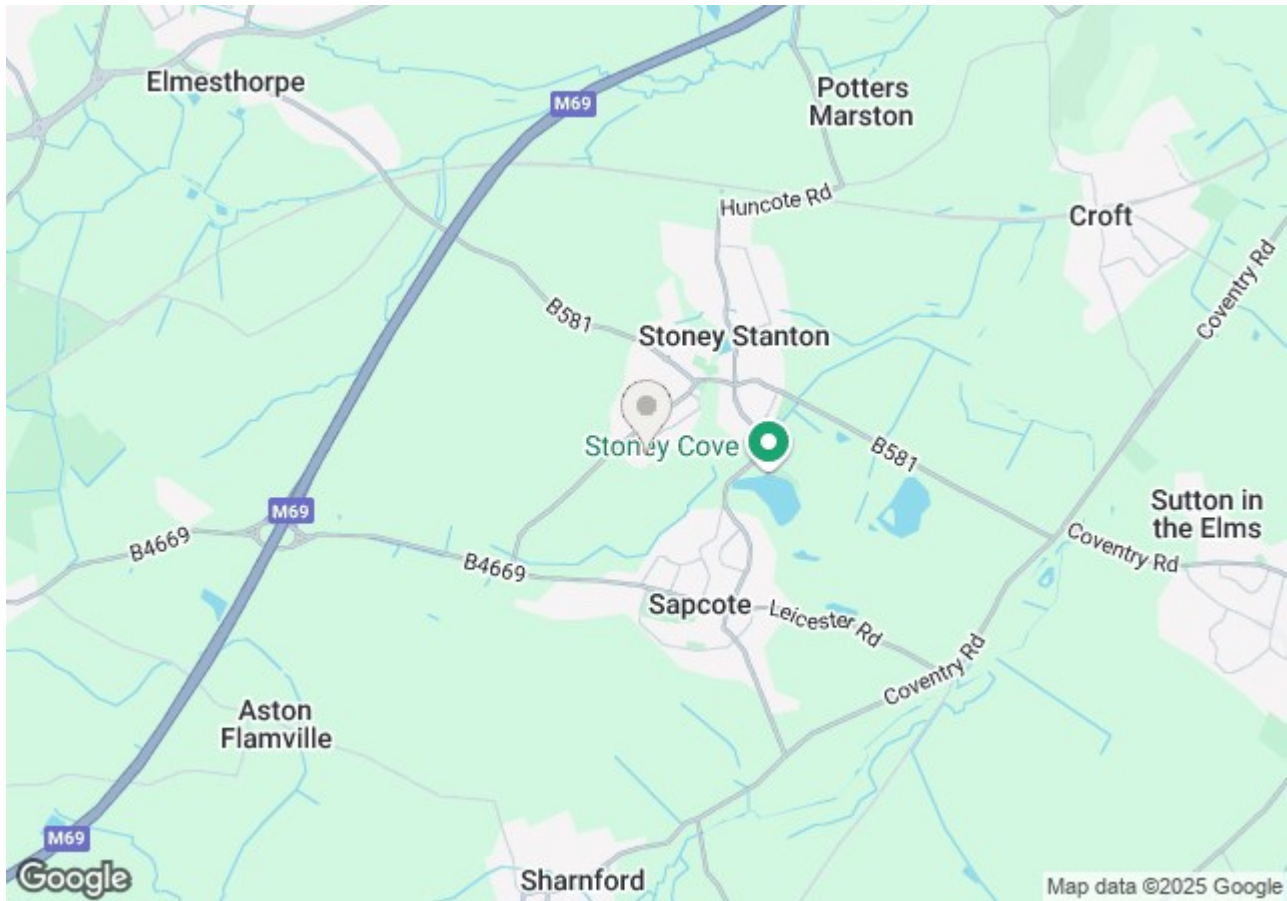


OUTSIDE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	67	
(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	

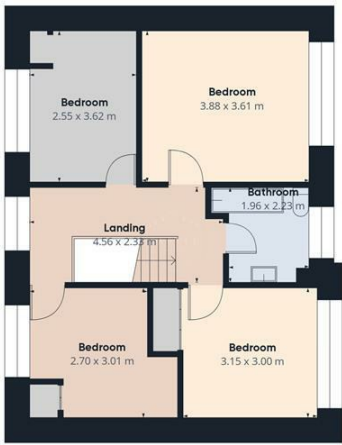
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
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Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
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Floor 0



Floor 1

Approximate total area⁽¹⁾
157.77 m²
Reduced headroom
0.04 m²

(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.
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
