

CASTLE ESTATES

1982

**A BEAUTIFULLY PRESENTED AND MUCH IMPROVED FOUR DOUBLE BEDROOMED
DETACHED FAMILY RESIDENCE WITH GOOD SIZED GARDENS SITUATED IN A
MOST SOUGHT AFTER VILLAGE LOCATION**



**7 DOUDNEY CLOSE
STONEY STANTON LE9 4TG**

Offers In Excess Of £425,000

- Porch Leading To Impressive Hall
- Contemporary Fitted Breakfast Kitchen
- Four Double Bedrooms
- Ample Off Road Parking
- Well Tended Private Gardens
- Spacious Dual Aspect Lounge
- Utility Room & Guest Cloakroom
- Luxury Family Bathroom
- Double Garage
- VIEWING ESSENTIAL



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Nestled in the charming village of Stoney Stanton, this beautifully presented and much improved detached house on Doudney Close offers a perfect blend of comfort and modern living. Viewing is essential to fully appreciate its wealth of highest quality fixtures and fittings.

Upon entering, you are welcomed into a bright hall with guest cloakroom off, spacious dual aspect lounge which is perfect for entertaining guests or enjoying quiet evenings with family, superb contemporary fitted breakfast kitchen and matching utility room. To the first floor there are four double bedrooms and contemporary fitted family bathroom. Outside the property enjoys ample off road parking, double garage and sizeable landscaped gardens.

COUNCIL TAX BAND & TENURE

Blaby Council - Band E (Freehold).

ENTRANCE PORCH

5'6" x 3'6" (1.68m x 1.09m)

having composite double glazed front door with leaded lights, upvc double glazed window with obscure glass and stone tiled effect flooring with under floor heating. Door to Hall.



HALL

10'6" x 7'11" (3.21m x 2.42m)

having stone tiled effect flooring with under floor heating and feature glass panelled staircase to First Floor Landing with useful storage beneath.



HALL



GUEST CLOAKROOM

having low level w.c., vanity unit with wash hand basin, fully tiled walls, stone tiled effect flooring with under floor heating and upvc double glazed window with obscure glass.



LOUNGE

23'1" x 10'7" (7.04m x 3.23m)

having feature fireplace with log burner, panelled feature wall with tv aerial point for wall mounted tv, wood effect flooring, warm air vents and upvc double glazed window to front and sliding door opening onto private rear garden.



LOUNGE



LOUNGE



LOUNGE



BREAKFAST KITCHEN

19'9" x 11'3" (6.03m x 3.45m)

having an excellent range of contemporary gloss units including base units, drawers and wall cupboards, butcher block work surfaces and ceramic tiled splashbacks, inset sink with mixer tap and rinser bowl, two built in ovens, microwave and coffee machine, integrated dishwasher, induction hob, space for American style fridge freezer, kick space heater, stone tiled effect flooring with under floor heating, inset LED lighting, tv aerial point, upvc double glazed window and French doors opening onto the rear. Square archway to Utility Room.



BREAKFAST KITCHEN



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BREAKFAST KITCHEN



UTILITY ROOM

11'2" x 5'1" (3.41m x 1.57m)

having matching range of fitted units and butchers block work surfaces, inset Belfast sink, space and plumbing for washing machine, stone tiled effect flooring with under floor heating, upvc double glazed window and upvc double glazed door to Garden. Fire door to Garage.



UTILITY ROOM



FIRST FLOOR LANDING

14'11" x 7'9" (4.56m x 2.38m)

having upvc double glazed window to front, access to the boarded roof space housing the gas fired boiler for central heating and domestic hot water.



BEDROOM ONE

11'10" x 10'7" (3.61m x 3.25m)

having built in mirror fronted wardrobes, wall light points, wood effect flooring, warm air vent and upvc double glazed window to front.



BEDROOM ONE



BEDROOM TWO

11'11" x 10'6" (3.65m x 3.21m)

having wood effect flooring, tv aerial point, warm air vent and upvc double glazed window to rear.



BEDROOM TWO



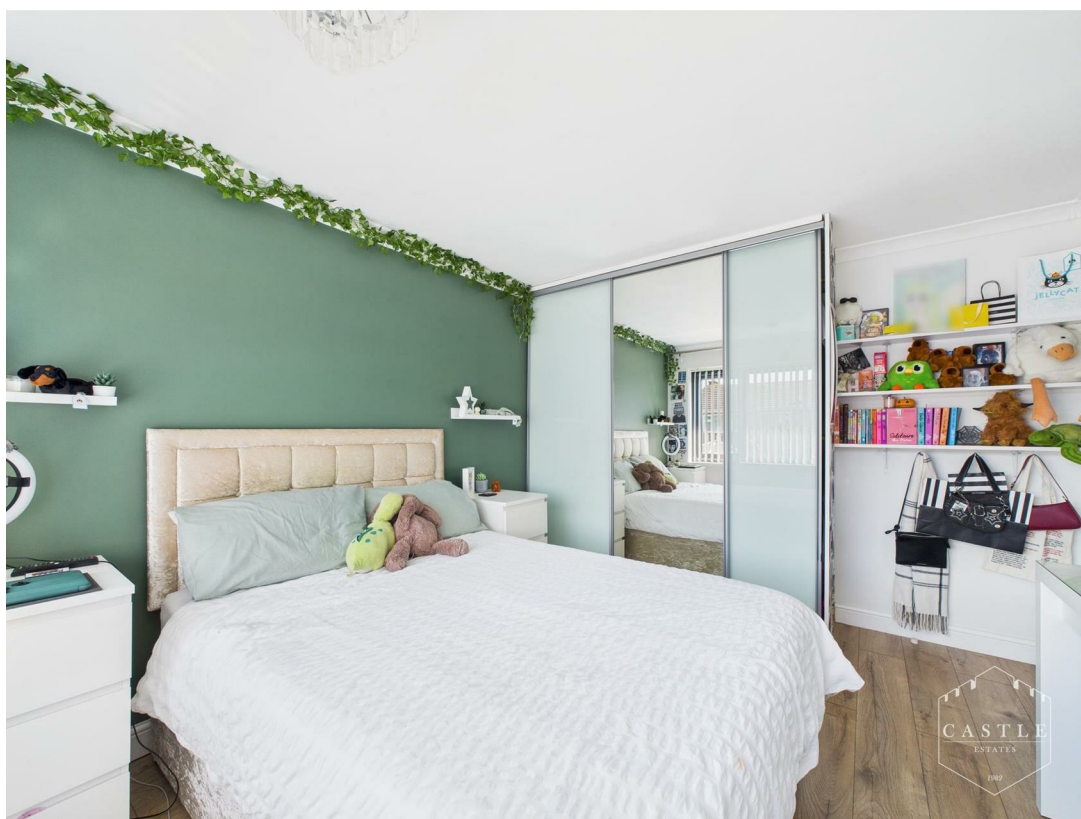
BEDROOM THREE

11'7" x 10'0" (3.54m x 3.05m)

having built in wardrobes, wood effect floor, tv aerial point, warm air vent and upvc double glazed window to rear.



BEDROOM THREE



BEDROOM FOUR

9'11" x 8'11" (3.03m x 2.74m)

having built in wardrobes, warm air vent and upvc double glazed window to front.



BATHROOM

9'4" x 7'8" (2.87m x 2.34m)

having contemporary white suite including freestanding bath, fully tiled shower cubicle with rain shower over, vanity unit with wash hand basin and wall mounted mirror, headed towel rail/radiator, fully tiled walls and flooring with under floor heating, inset LED lighting and upvc double glazed window with obscure glass.



OUTSIDE

There is direct vehicular access over a good sized driveway with standing for several cars leading to DOUBLE GARAGE (5.47m x 4.81) with up and over door, power and light. A lawned foregarden with shrubs. Pedestrian access to a fully enclosed, south facing private rear garden with feature decked area, lawn, raised flower beds, fire pit, well fenced boundaries with conifer screen, wood store and garden shed.



OUTSIDE



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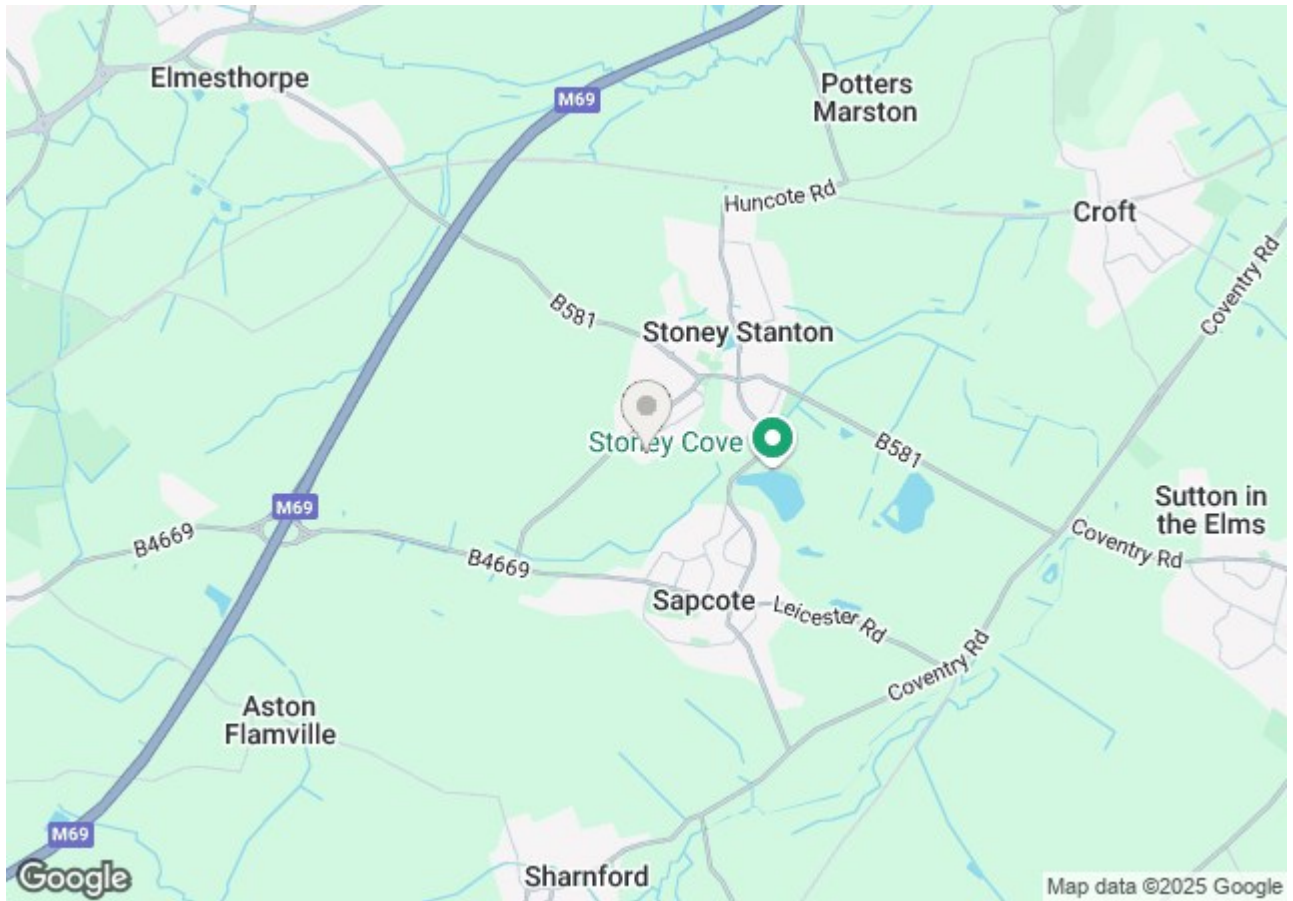


OUTSIDE



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		
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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(81-91) B		
(69-80) C		
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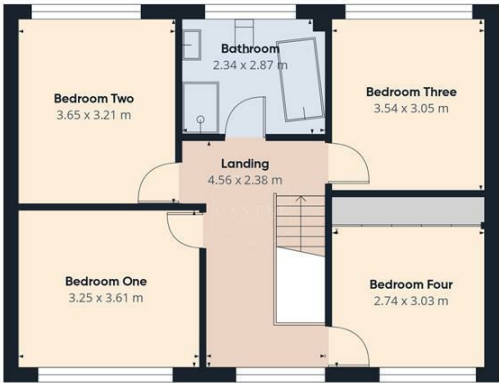


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Floor 0



Floor 1

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.

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
