

CASTLE ESTATES

1982

A WELL PRESENTED AND MUCH IMPROVED FOUR BEDROOMED DETACHED FAMILY RESIDENCE WITH LARGE GARAGE AND SIZEABLE GARDENS SITUATED IN A POPULAR RESIDENTIAL LOCATION



**7 UNDERWOOD DRIVE
STONEY STANTON LE9 4TD**
Offers In Excess Of £375,000

- Entrance Hall With Guest Cloakroom
- Well Fitted Kitchen
- Three Further Good Sized Bedrooms
- Tandem Length Garage
- Popular Residential Location
- Spacious Through Lounge/Dining Room
- Master Bedroom With Ensuite
- Contemporary Family Bathroom
- Private Well Tended Gardens
- VIEWING ESSENTIAL



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Nestled in the charming village of Stoney Stanton, this delightful and spacious detached house on Underwood Drive offers a perfect blend of comfort and convenience.

The accommodation boasts entrance hall with guest cloakroom off, attractive through lounge/dining room opening onto private rear garden and a well fitted Shaker style kitchen. To the first floor there is a master bedroom with ensuite, three further good sized bedrooms and a contemporary fitted family bathroom. Outside the property stands on a good sized plot with ample off road parking for numerous cars, tandem length garage and private gardens.

Situated in a popular and convenient location, this property is close to local amenities, schools, and transport links, making it an excellent choice for those who value accessibility.

Viewing is essential to fully appreciate the charm and potential of this lovely home. Don't miss the opportunity to make this property your own.

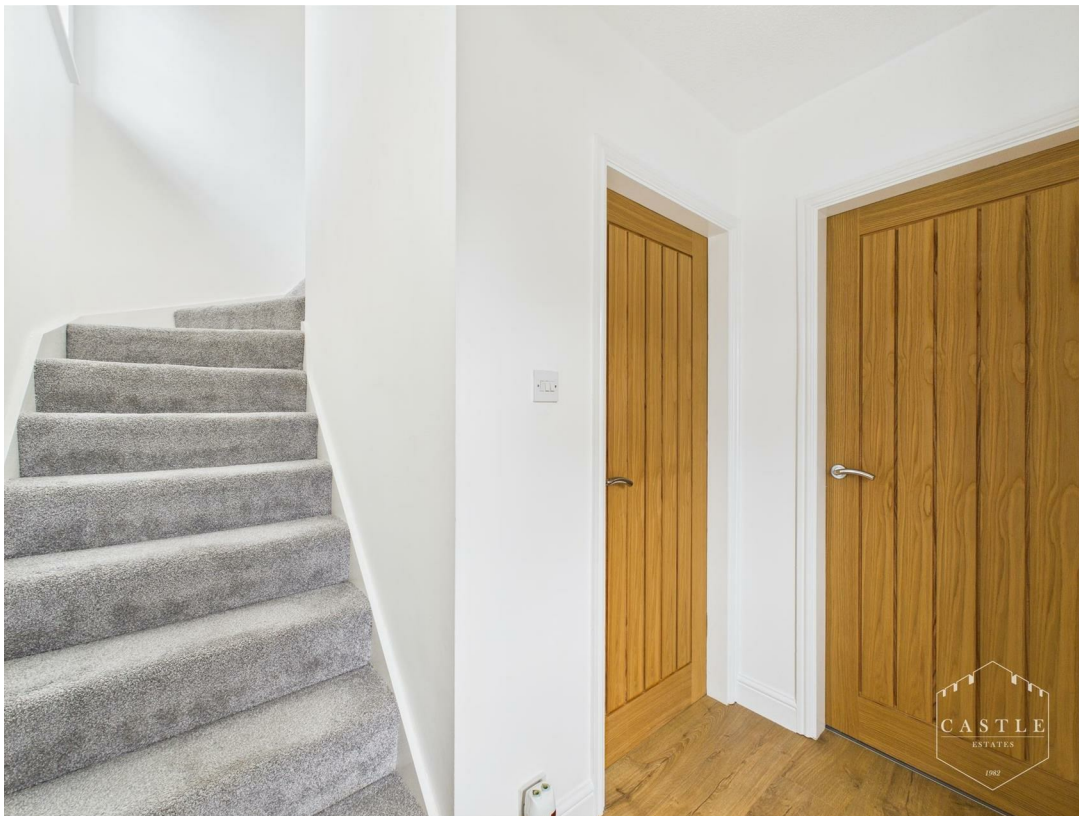
COUNCIL TAX BAND & TENURE

Blaby Council - Band D (Freehold).

ENTRANCE HALL

7'3" x 3'9" (2.21m x 1.16m)

having upvc double glazed front door with leaded lights, alarm control panel, central heating radiator and wood effect flooring. 'Dog Leg' staircase to First Floor Landing.



GUEST CLOAKROOM

4'3" x 3'11" (1.30m x 1.21m)

having low level w.c., vanity unit with wash hand basin and wood effect flooring.



LOUNGE/DINING ROOM

27'2" x 10'11" (8.29m x 3.35m)

having two central heating radiators, tv aerial point, wall light points, upvc double glazed bay window to front, upvc double glazed window to rear and French doors opening onto garden.





KITCHEN

18'6" x 7'7" (5.64m x 2.32m)

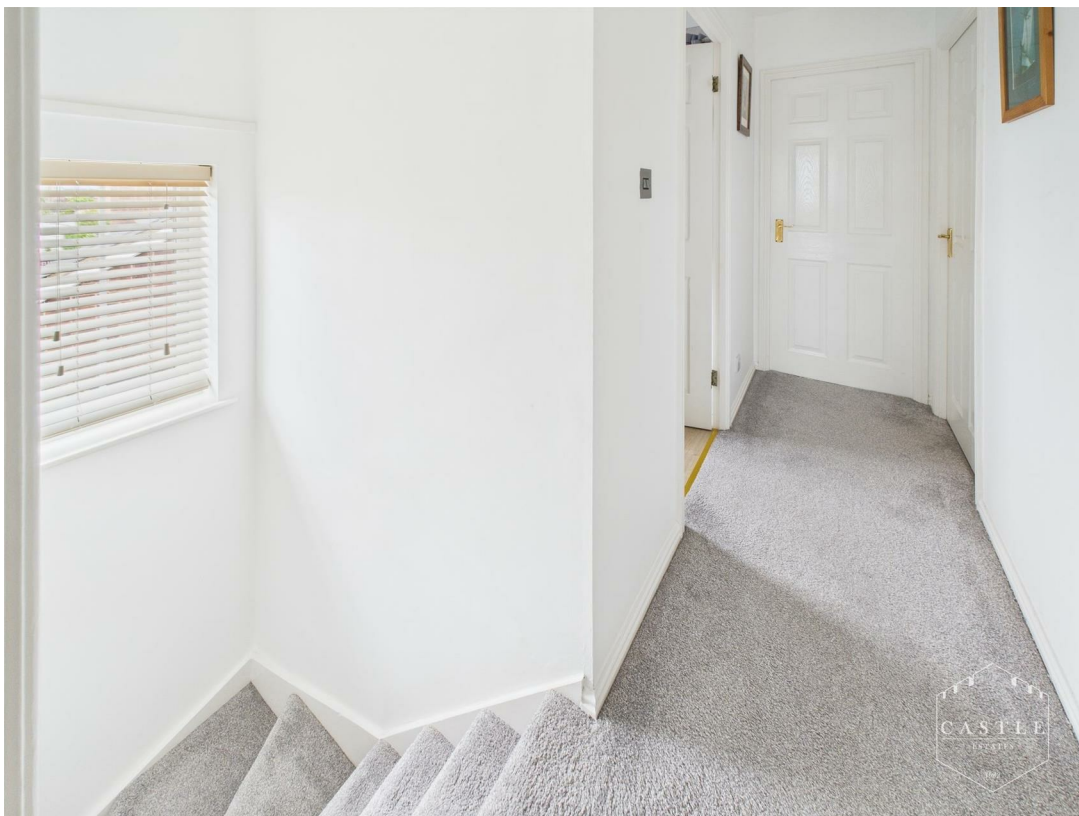
having an attractive range of Shaker style units including base units, drawers and wall cupboards, butchers block work surfaces and ceramic tiled splashbacks, inset sink with mixer tap, built in oven, ceramic hob with cooker hood over, space and plumbing for washing machine, space for fridge freezer, inset LED lighting, wood effect flooring, central heating radiator, upvc double glazed window to rear and side door to garden.





FIRST FLOOR LANDING

having access to the roof space.



MASTER BEDROOM

13'1" x 9'6" (4.01m x 2.92m)

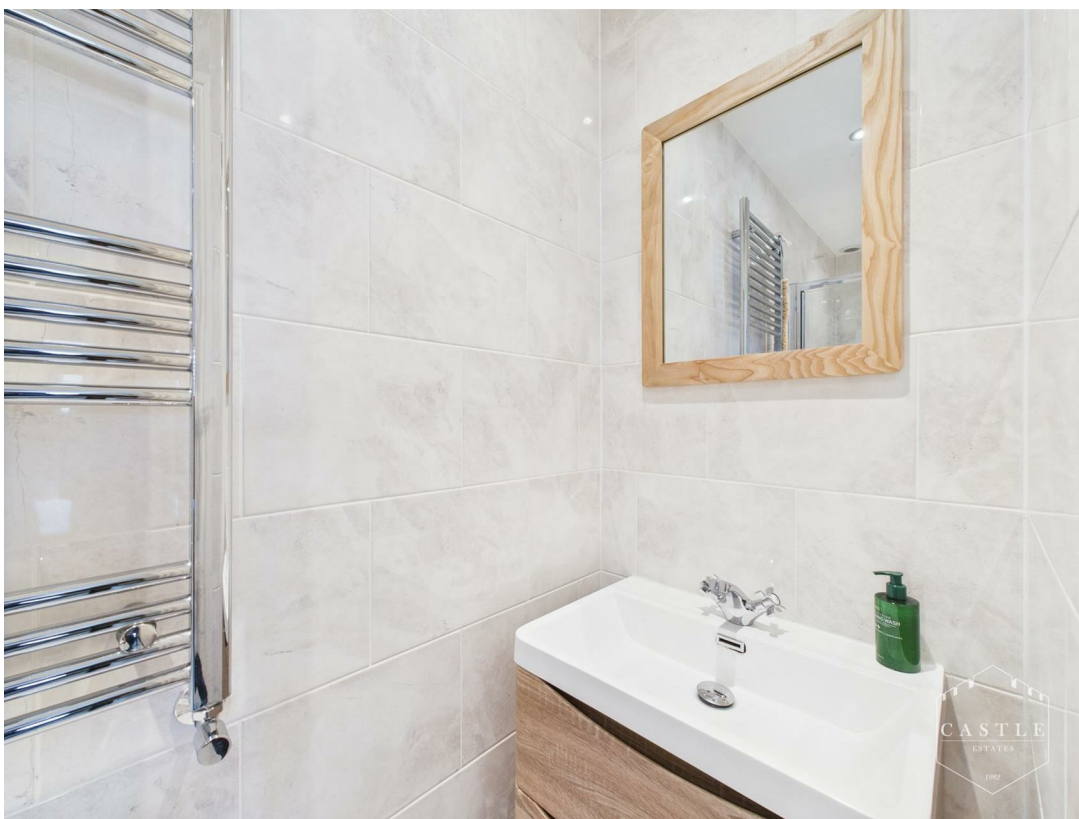
having central heating radiator, tv aerial point and upvc double glazed window to front.



ENSUITE

9'6" x 2'8" (2.92m x 0.83m)

having contemporary fitted suite including shower cubicle with rain shower over, vanity unit with wash hand basin, ceramic tiled walls and chrome heated towel rail.



BEDROOM TWO

11'1" x 9'6" (3.40m x 2.92m)

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



BEDROOM THREE

8'9" x 7'8" (2.67m x 2.34m)

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



BEDROOM FOUR/OFFICE

8'7" x 5'7" (2.62m x 1.71m)

having central heating radiator and two upvc double glazed windows to front.



BATHROOM

7'3" x 5'6" (2.21m x 1.69m)

having contemporary white suite including bath with glass screen and shower over, vanity unit with wash hand basin, low level w.c., concertina radiator with heated rail, ceramic tiled walls, wood effect flooring, inset LED lighting, upvc double glazed window with obscure glass.



OUTSIDE

There is direct vehicular access over a tarmac driveway leading to TANDEM GARAGE (10.51m x 2.75m) A further pebbled driveway to side with extra parking. Feature slabbed foregarden and picket fence boundary. Pedestrian access via gate leading to a fully enclosed and private rear garden with patio area, pebbled areas, lawn, mature flower borders and well fenced boundaries.



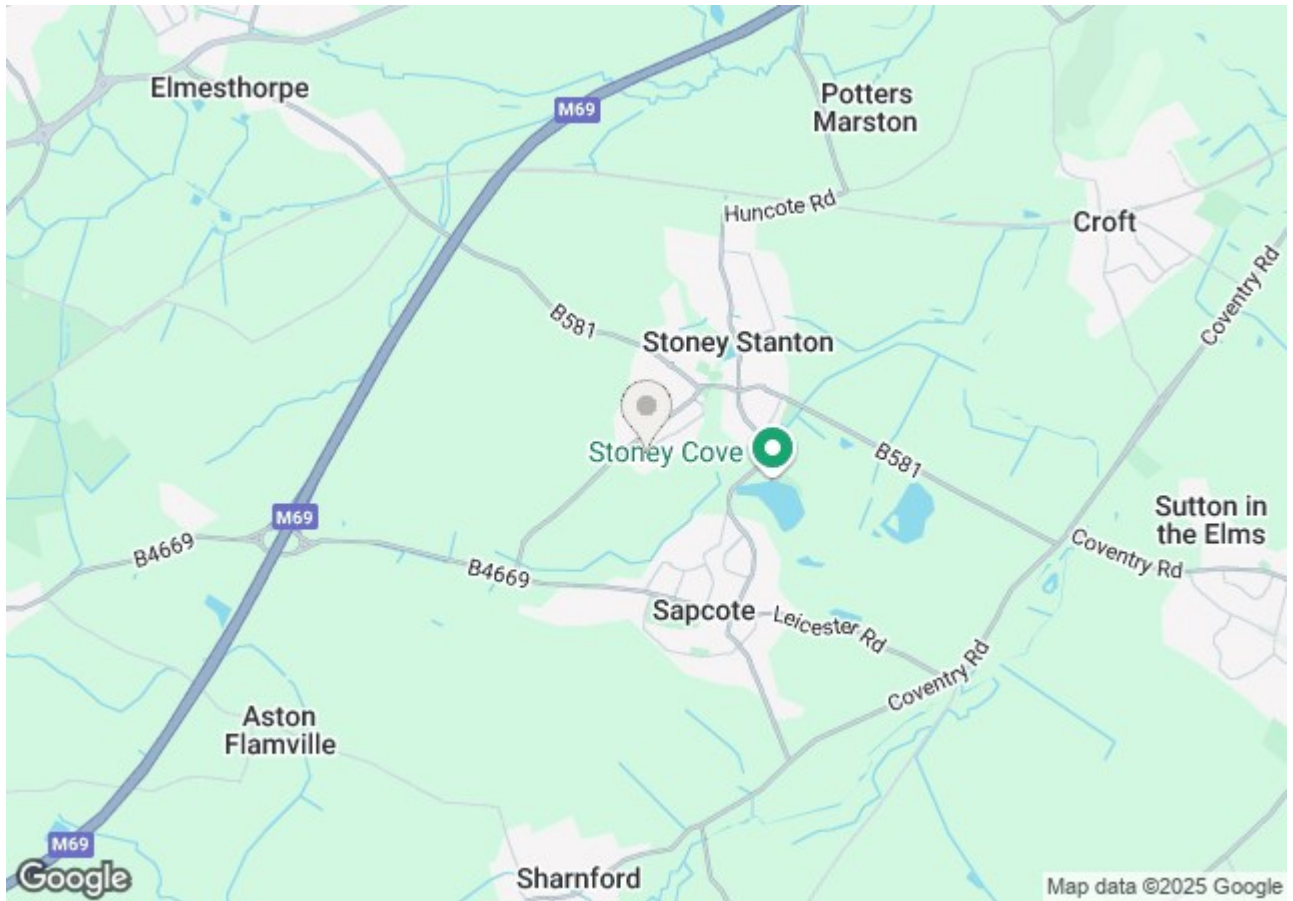


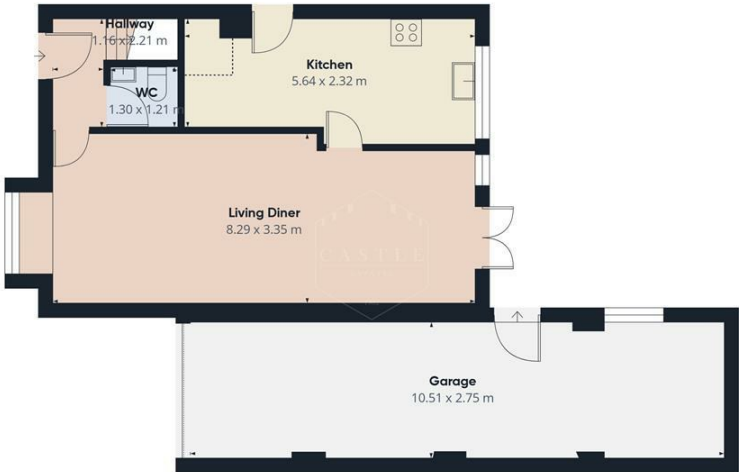
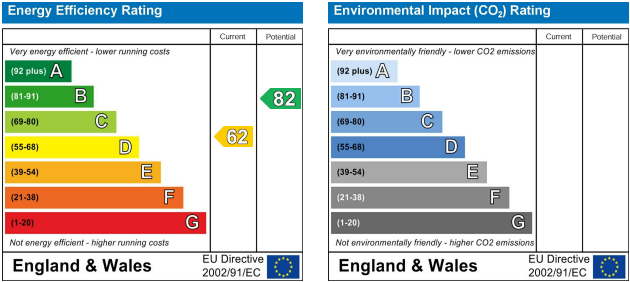
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

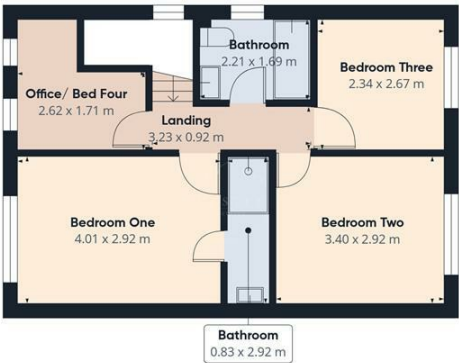
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	





Floor 0



Floor 1

Approximate total area⁽¹⁾
117.3 m²
Reduced headroom
1 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
