

# CASTLE ESTATES

1982

**A SPACIOUS, WELL APPOINTED FOUR BEDROOMED DETACHED FAMILY RESIDENCE ENJOYING GOOD SIZED PLOT WITH DOUBLE GARAGE AND FURTHER GARAGE TO SIDE STANDING IN WELL TENDED GARDENS**



**1 DOUDNEY CLOSE  
STONEY STANTON LE9 4TG  
No Onward Chain £425,000**

- Entrance Porch
- Attractive Lounge
- Breakfast Kitchen & Laundry Room
- Contemporary Fitted Shower Room
- Well Tended & Landscaped Private Rear Garden
- Impressive Hall With Guest Cloakroom
- Separate Dining Room
- Four Good Sized Bedrooms
- Ample Parking, Double Garage & Further Garage To Side
- Fully Owned Solar Panels



112 Castle Street, Hinckley, Leicestershire. LE10 1DD

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

www.castles-online.co.uk





**\*\* NO CHAIN \*\*** In the charming village of Stoney Stanton, this delightful detached house on Doudney Close offers a wealth of attractive and quality fixtures and fittings. Viewing is essential.

The accommodation boasts entrance porch to impressive hall with guest cloakroom off, attractive lounge, separate dining room, well fitted breakfast kitchen and laundry room. To the first floor there are four good sized bedrooms and a contemporary fitted shower room.

One of the standout features of this property is its private south-facing rear garden, which is beautifully maintained. Parking is never a concern here, as the property includes ample parking space, a double garage, and an additional garage to the side. This convenience is a significant advantage for families with multiple vehicles or those who enjoy hobbies that require extra storage.

In summary, this detached house on Doudney Close is a wonderful opportunity for anyone looking to settle in a sought after residential location while enjoying the comforts of a spacious and well-maintained home. With its attractive features and prime location, it is a property not to be missed.

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

Blaby Council - Band E (Freehold).

### **ENTRANCE PORCH**

6'5" x 4'1" (1.97m x 1.25m )

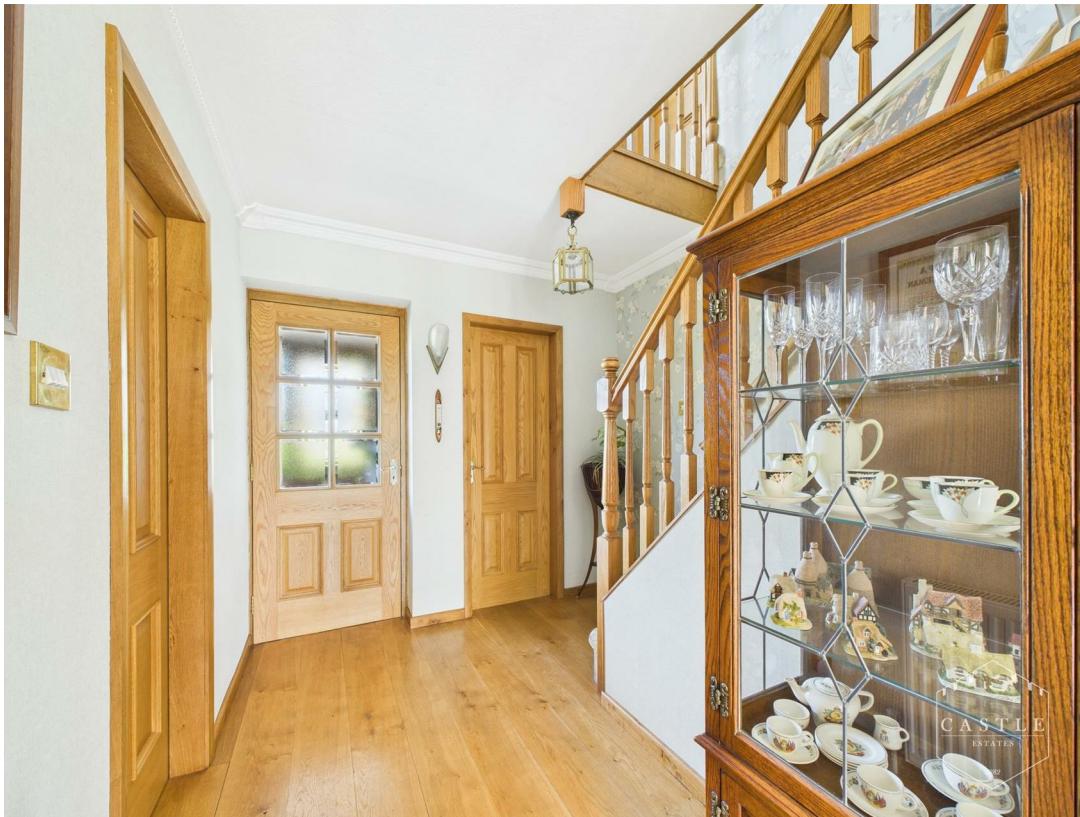
having upvc double glazed front door with feature stained glass, upvc double glazed side windows, stone wall feature and door to Hall.



## HALL

10'8" x 8'1" (3.27m x 2.47m )

having solid oak flooring, ornate coved ceiling, central heating radiator and wall light points. Feature spindle balustraded staircase to First Floor Landing.



## HALL





## GUEST CLOAKROOM

6'4" x 4'1" (1.94m x 1.27m )

having low level w.c., vanity unit with wash hand basin, ceramic tiled splashbacks, central heating radiator, wood effect flooring and upvc double glazed window with obscure glass.





## LOUNGE

22'11" x 10'5" (6.99m x 3.19m )

being dual aspect having upvc double glazed window to front, upvc double glazed window and door opening onto garden, feature brick fireplace with open fire facility and beam over, two central heating radiators, ornate coved ceiling and wall light points.



## DINING ROOM

11'10" x 9'7" (3.62m x 2.94m )

having ornate coved ceiling, central heating radiator, under stairs storage and upvc double glazed doors opening onto rear garden.





## BREAKFAST KITCHEN

19'2" x 9'11" (5.86m x 3.03m )

having an excellent range of fitted units including base units, drawers and wall cupboards, contrasting work surfaces and inset sink with mixer tap, built in double electric oven and gas hob with stainless steel cooker hood over, integrated dishwasher, integrated fridge freezer, central heating radiator, tv aerial point, inset LED lighting and upvc double glazed window to rear. Door to rear lobby.

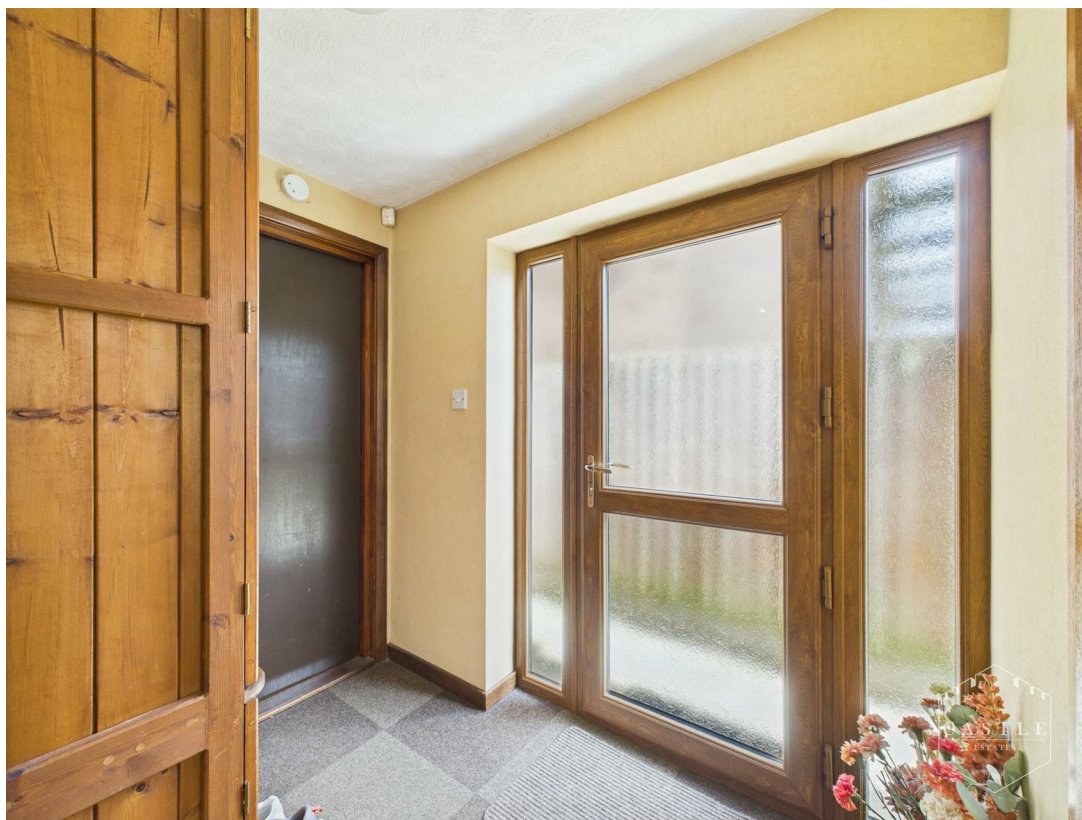




### REAR LOBBY

7'3" x 5'1" (2.22m x 1.56m )

having fire door to double garage and further door with obscure glass opening onto side.





## LAUNDRY ROOM

11'6" x 4'4" (3.53m x 1.33m )

having range of fitted units including base units and wall cupboards, fly over work surfaces with inset sink, space and plumbing beneath for washing machine, wall mounted gas fired boiler for central heating and domestic hot water and upvc double glazed window to rear.

## FIRST FLOOR LANDING

15'9" x 8'0" (4.81m x 2.44m )

having spindle balustrading, ornate coved ceiling, access to the roof space and upvc double glazed window to front.





### BEDROOM ONE

12'5" x 11'11" (3.79m x 3.65m )

having range of fitted furniture including wardrobes, bedside cabinets and bridging unit over the bed, shower cubicle, vanity unit with wash hand basin, central heating radiator and upvc double glazed window to rear.





## BEDROOM TWO

11'11" x 10'1" (3.64m x 3.09m )

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



### BEDROOM THREE

9'10" x 9'10" (3.02m x 3.01m )

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





## BEDROOM FOUR/OFFICE

9'10" x 8'7" (3.01m x 2.62m )

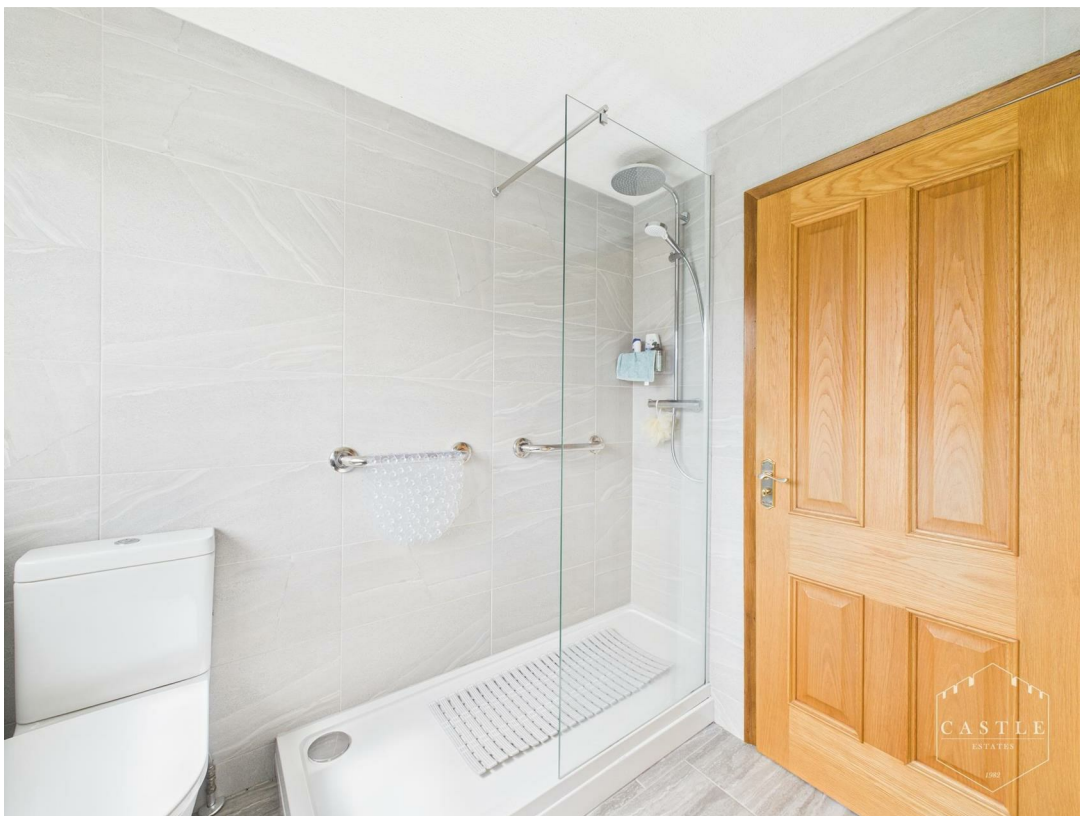
having built in wardrobes, central heating radiator and upvc double glazed window to front.



## SHOWER ROOM

7'10" x 6'11" (2.41m x 2.11m )

having contemporary white suite including shower cubicle with rain shower over and handheld shower, vanity unit with wash hand basin, low level w.c, ceramic tiled walls, wood effect flooring, built in cupboard, heated towel rail and upvc double glazed window with obscure glass.





## OUTSIDE

There is direct vehicular access over a large block paved driveway with standing for several cars leading to DOUBLE GARAGE (6.09m x 4.84m) and FURTHER GARAGE (6.56m X 3.77m) being insulated and attic storage. A foregarden with feature mature shrubs and flowers. Pedestrian access to a fully enclosed, landscaped rear garden with patio area, pebbled seating area, lawn, mature flower and shrubs, well fenced boundaries and two awnings. South facing rear aspect.







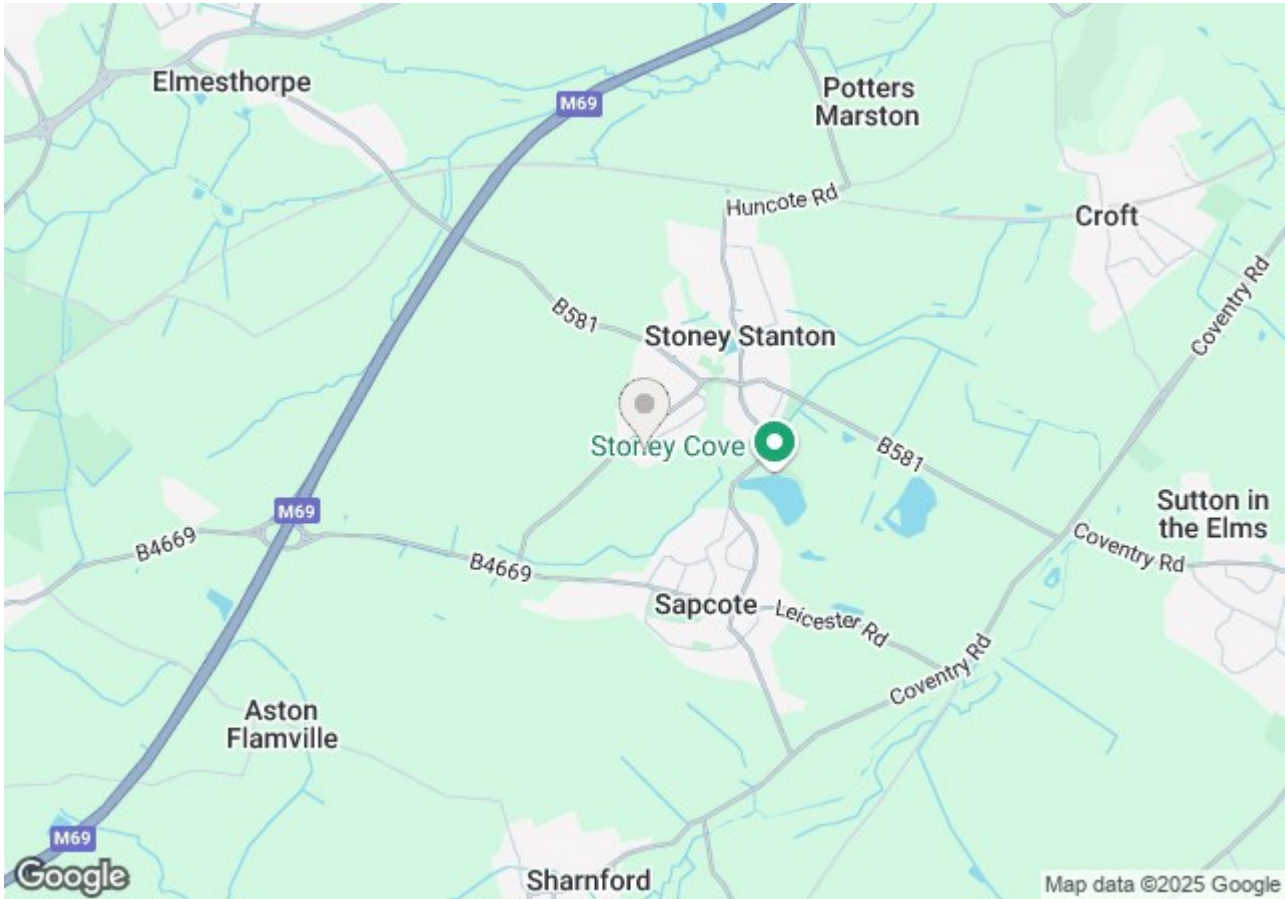






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

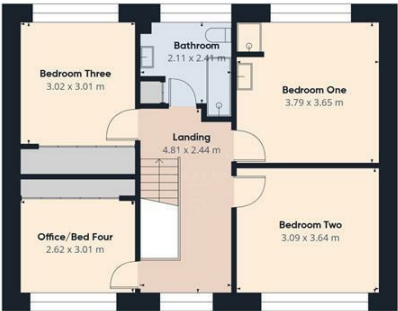




Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Floor 0



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>  
214.1 m<sup>2</sup>

Reduced headroom  
13.9 m<sup>2</sup>

(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.

GIRAFFE360

## **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

---