

CASTLE ESTATES

1982

A SPACIOUS AND WELL APPOINTED THREE BEDROOMED DETACHED FAMILY RESIDENCE WITH ANNEXE/STUDIO AND DOUBLE GARAGE STANDING ON A GOOD SIZED PRIVATE PLOT SITUATED IN A POPULAR RESIDENTIAL LOCATION



11 LANES HILL GROVE STONEY STANTON LE9 4BQ

Offers In Excess Of £350,000

- Entrance Hall With Guest Cloakroom
- Well Fitted Kitchen
- Superb Studio/Annexe
- Ensuite Shower Room & Family Bathroom
- Private Well Tended Gardens
- Spacious Dual Aspect Lounge
- Separate Dining Room
- Three Good Sized Bedrooms
- Ample Off Road Parking & Double Garage
- VIEWING ESSENTIAL - NO CHAIN



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**** NO CHAIN **** Nestled in the charming village of Stoney Stanton. This delightful and spacious detached house on Lanes Hill Grove offers a many attractive features. Viewing is essential.

The accommodation boasts entrance hall with guest cloakroom off, spacious lounge, well fitted kitchen and separate dining room. To the first floor there are three good sized bedrooms, one having an ensuite and a further family bathroom.

One of the standout features of this home is the superb studio annexe, which presents a versatile space that can be used as a home office, guest accommodation, or a creative studio. Additionally, the property includes a spacious double garage, providing ample storage and parking options. Beautifully maintained gardens that are not overlooked, providing a lovely outdoor space for relaxation and enjoyment.

With no chain involved, this residence is ready for you to move in and make it your own. Do not miss the opportunity to view this exceptional home.

COUNCIL TAX BAND & TENURE

Blaby Council - Band D (Freehold).

ENTRANCE HALL

6'10" x 5'4" (2.09m x 1.64m)

having composite double glazed front door, coved ceiling, tiled flooring, central heating radiator, alarm control panel, inset LED lighting and upvc double glazed window. Doors to Dining Room and Studio Annexe.



DINING ROOM

14'11" x 7'8" (4.57m x 2.34m)

having upvc double glazed window to front, central heating radiator, inset LED lighting, coved ceiling and vinyl tiled flooring. Door to Inner Hall and Kitchen.



INNER HALL

6'10" x 5'9" (2.10m x 1.77m)

having central heating radiator, storage cupboard, coved ceiling, upvc double glazed windows to front and side.



GUEST CLOAKROOM

5'3" x 3'6" (1.62m x 1.07m)

having low level w.c., pedestal wash hand basin, ceramic tiled splashbacks, central heating radiator, coved ceiling and upvc double glazed window with obscure glass.



KITCHEN

16'6" x 10'10" (5.04m x 3.32m)

having an attractive range of gloss units including base units, drawers and wall cupboards, contrasting butchers block effect work surfaces and splashbacks, inset sink with mixer tap, built in double oven and grill, four ring electric hob with cooker hood over, space and plumbing for washing machine and dishwasher, integrated fridge freezer, wood effect flooring, central heating radiator, coved ceiling, upvc double glazed windows to rear and side. Upvc double glazed door to Garden.

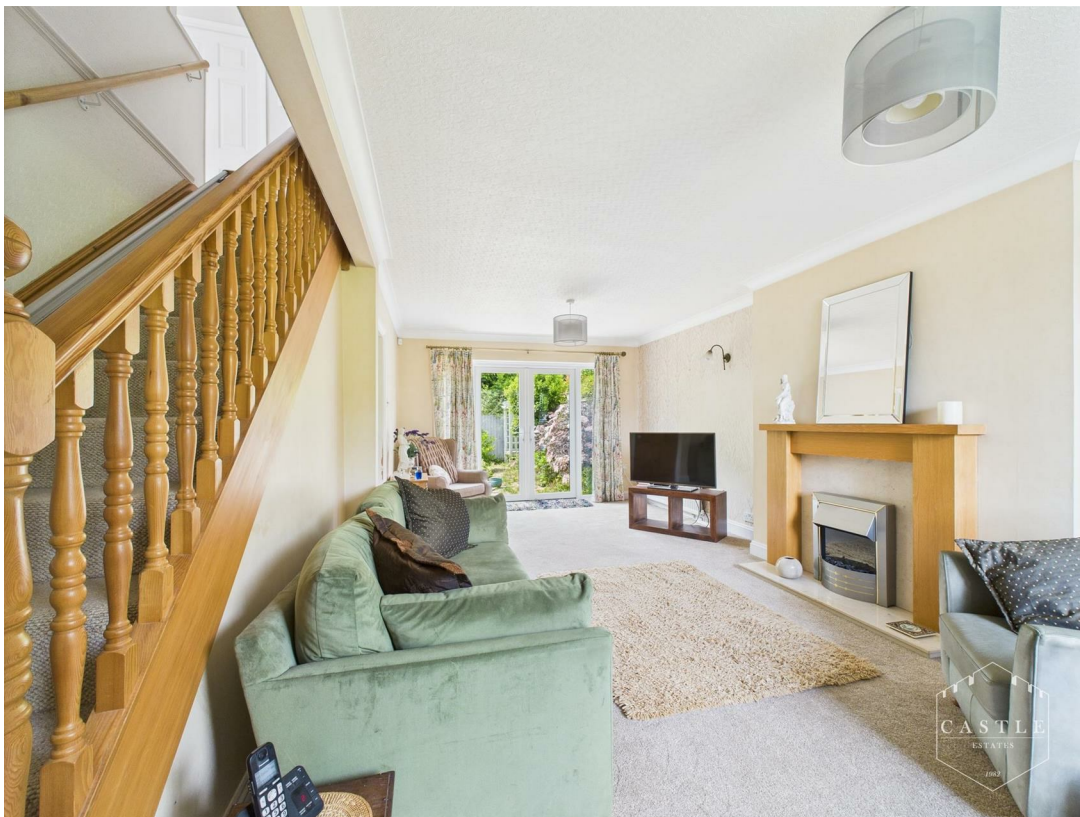




LOUNGE

22'11" x 11'5" (7m x 3.50m)

being dual aspect having upvc double glazed window to front and double French doors opening onto the rear garden, feature wood fireplace with gas fire, marble surround and hearth, tv aerial point, coved ceiling, wall light points, two central heating radiator and feature stained glass door to Inner Hall. Spindle balustraded staircase to First Floor Landing.





ANNEXE STUDIO

22'10" x 16'4" (6.98m x 4.99m)

having vaulted ceiling with sky lights, painted wooden flooring, inset Belfast style sink, upvc double glazed window to side and rear. Upvc double glazed sliding patio doors opening onto Garden.





FIRST FLOOR LANDING

14'0" x 4'8" (4.29m x 1.43m)

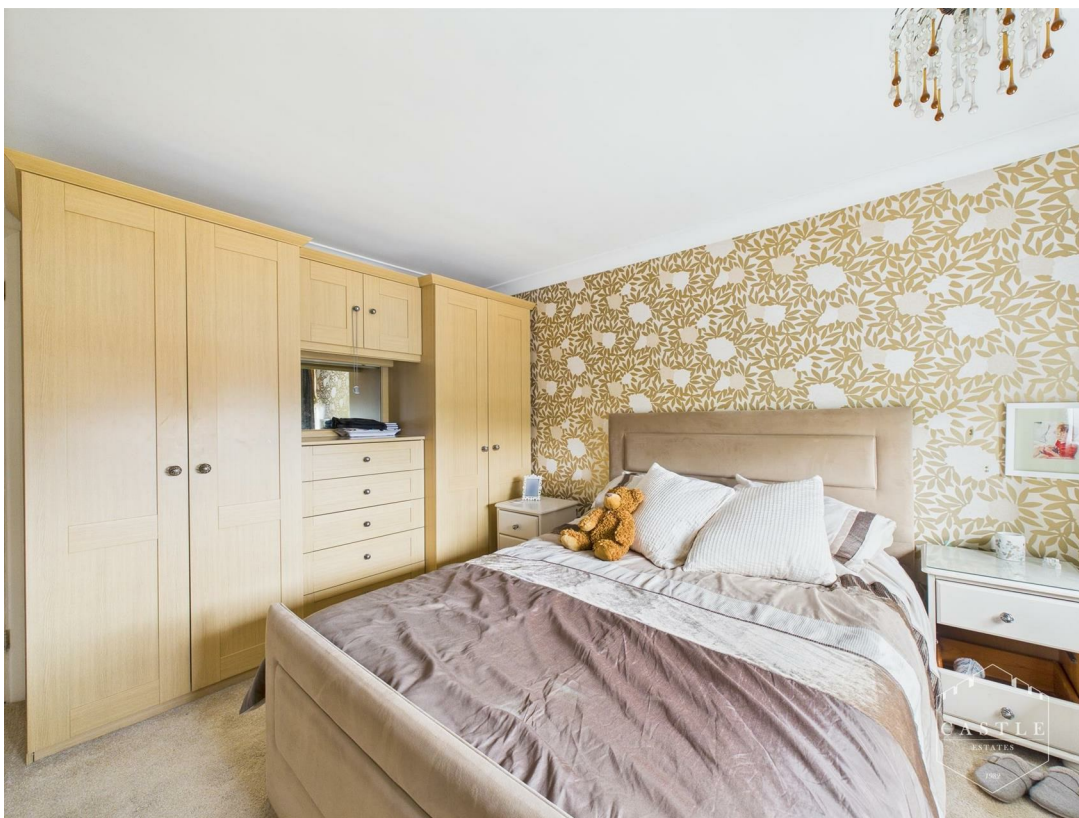
having central heating radiator, access to the roof space, built in storage cupboard and upvc double glazed window.



BEDROOM ONE

12'2" x 11'5" (3.73m x 3.50m)

having range of fitted furniture including wardrobes and drawers, central heating radiator, coved ceiling and upvc double glazed window to front.



BEDROOM TWO

9'9" x 10'4" (2.99m x 3.16m)

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



ENSUITE SHOWER ROOM

5'5" x 4'1" (1.67m x 1.26m)

having corner shower cubicle, low level w.c., vanity unit with wash hand basin, ceramic tiled splashbacks, chrome heated towel rail,



BEDROOM THREE

12'5" x 7'9" (3.79m x 2.37m)

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



FAMILY BATHROOM

8'1" x 5'5" (2.47m x 1.67m)

having white suite including panelled bath with rain shower over and screen, integrated low level w.c., wash hand basin and vanity cabinets, chrome heated towel rail, ceramic tiled splashbacks, inset LED lighting and upvc double glazed window with obscure glass.





OUTSIDE

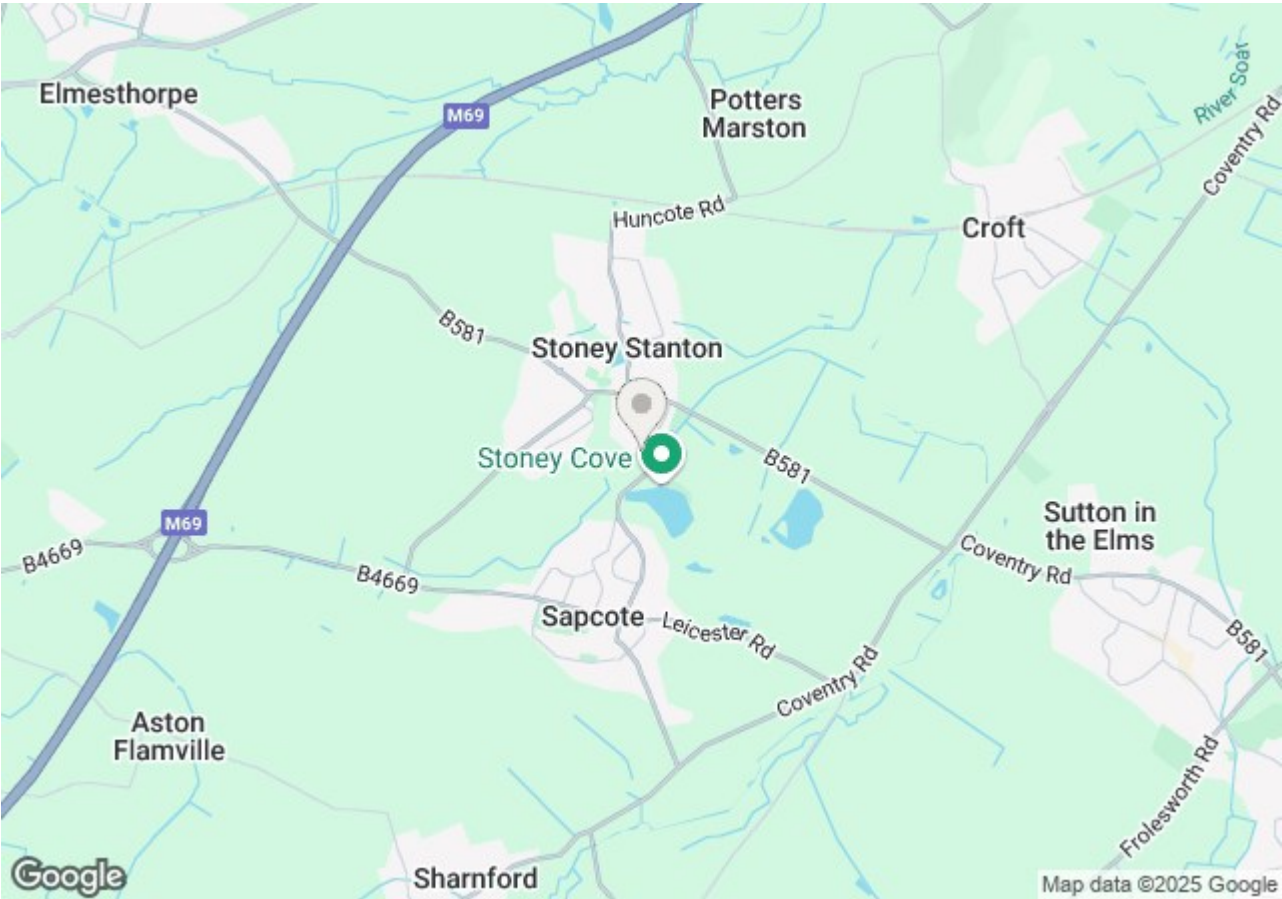
There is direct vehicular access over a good sized block paved driveway with standing for several cars leading to TWO SEPARATE GARAGES having up and over doors, power and light. A fully enclosed and landscaped rear garden with array of features with steps down to pebbled area, mature trees, shrubs and flower borders. Private and not overlooked from the rear. Stream running along the boundary.





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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Approximate total area⁽¹⁾
156.4 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.

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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
