

CASTLE ESTATES

1982

A BEAUTIFULLY PRESENTED AND SPACIOUS FOUR BEDROOMED DETACHED FAMILY RESIDENCE SITUATED IN A POPULAR VILLAGE LOCATION



**5 GLEBE CLOSE
STONEY STANTON LE9 4NB**
Offers In Excess Of £575,000

- Impressive Hall & Guest Cloakroom
- Attractive Lounge
- Separate Utility Room
- Two Ensuite Facilities & Family Bathroom
- Ample Parking & Integral Garage
- Useful Ground Floor Study
- Contemporary Fitted Dining Kitchen
- Four Double Bedrooms
- Impressive Private Gated Entrance
- Private Well Maintained Gardens with unspoilt views



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Nestled in the tranquil and exclusive gated community of Glebe Close in Stoney Stanton, Leicester, this stunning detached house offers a perfect blend of modern living and comfort. With four generously sized double bedrooms, two of which boast en-suite facilities, this property is ideal for families seeking both space and privacy.

The heart of the home is a contemporary kitchen diner, designed for both functionality and style. The bi-fold doors in both the dining area and spacious lounge, create a harmonious indoor/outdoor living experience, allowing natural light to flood the space and providing easy access to the beautifully landscaped garden and summer house, perfect for entertaining or relaxing.

In addition to the impressive living areas, the property features a dedicated office space and a utility room, catering to the demands of modern life.

Parking is a breeze with space for up to four vehicles, ensuring that both residents and guests are accommodated with ease. The property also boasts excellent energy efficiency, enhanced by solar panels and an air source heat pump, making it not only environmentally friendly but also cost-effective.

This exceptional home in a private community offers a rare opportunity to enjoy a peaceful lifestyle while being just a short distance from local amenities and transport links. Whether you are looking for a family home or a serene retreat, this property is sure to impress.

COUNCIL TAX BAND & TENURE

Blaby Council - Band F (Freehold)

DIRECTIONAL NOTE

Travel from the centre of Stoney Stanton along Sharnford Road, adjacent to Parish Church and take the turn for Nock Verges. You will see parking on the left hand side and electric gates leading to 5, Glebe Close, Stoney Stanton.



DESCRIPTION

This beautifully presented recently built four bedroomed detached luxury family residence situated in a quiet cul-de-sac location standing in a complex of five houses behind electronic gate, just a short a distance from the village centre with its shops, schools amenities. For those wishing to commute will find easy access to the M69 junctions making travelling to further afield very good indeed.

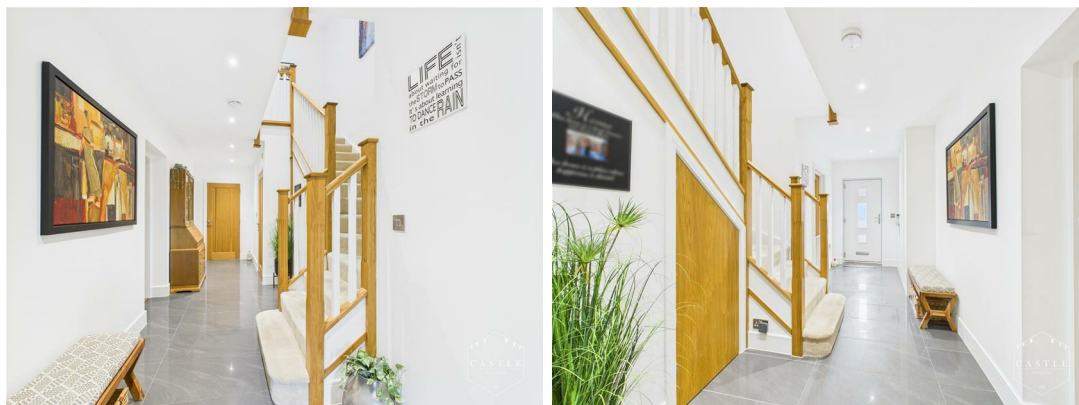
The accommodation boasts of an impressive entrance hall with guest cloakroom off, useful ground floor study, attractive lounge overlooking the rear garden, luxury fitted dining kitchen with bi-fold doors opening onto the private south west facing garden and utility room. To the first floor there are two bedrooms en-suites, two further good sized bedrooms and a luxury family bathroom. Outside the property has ample off road parking, garage and private gardens. Viewing is essential to fully appreciate the size and wealth of attractive, quality fixtures and fittings.

More specifically the well planned, electrically centrally heated and upvc double glazed accommodation comprises:

ENTRANCE HALLWAY

24'8" x 6'2" (7.54m x 1.88m)

having composite double glazed front door, built in cloaks cupboard, alarm control panel and electric gate intercom system, porcelain tile flooring with under floor heating, secure access to integral GARAGE. Spindle balustraded staircase to the first floor landing with storage beneath.



OFFICE

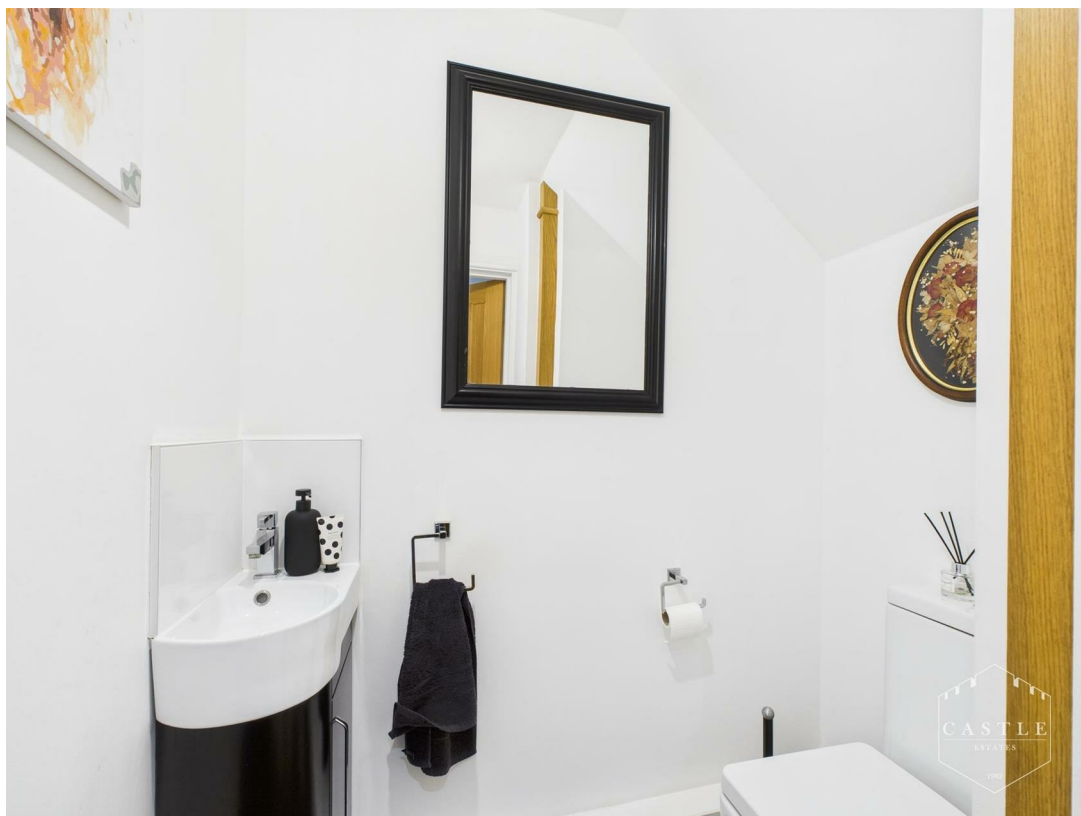
8'2" x 8'7" (2.5m x 2.62m)

having telephone point, under floor heating, integrated office furniture including drawers, cupboards and shelving. UPVC window to front.



GUEST CLOAKROOM

having white integrated low level w.c., corner wash hand basin, porcelain tile flooring with under floor heating, LED lighting and extractor fan.



LIVING ROOM

10'5" x 16'10" (3.18m x 5.15)

having Bi-fold doors opening onto the rear garden.



KITCHEN/DINER

21'11" x 12'4" (6.7m x 3.78m)

having an excellent range of white gloss contemporary units including base units, drawers and wall cupboards, black granite work surfaces and matching splashbacks, inset sink with mixer tap and rinser bowl, integrated dishwasher, integrated NEFF appliances including two ovens and microwave grills, integrated wine cooler, induction hob and downdraft extractor, space and plumbing for American style fridge freezer, porcelain light grey flooring with under floor heating, LED lighting and lantern light. Bi-fold doors opening onto private south west facing rear garden.



UTILITY

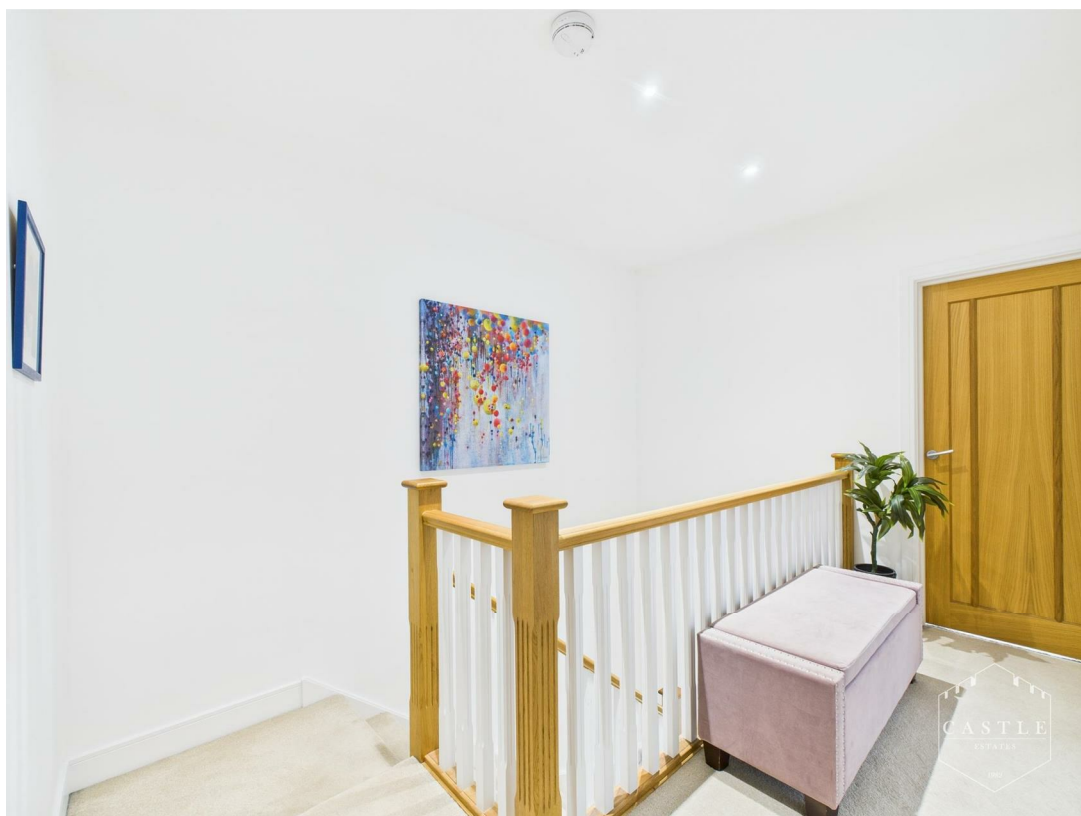
11'8" x 4'11" (3.57m x 1.51m)

having an attractive range of matching units including storage cupboards, space and plumbing for washing machine, built in stainless steel sink with mixer tap, porcelain light grey flooring with under floor heating and mat well. Composite double glazed side entrance door.



LANDING

11'10" x 6'5" (3.61m x 1.97m)

**MASTER BEDROOM**

having central heating radiator, built in large double wardrobes, drawers and bedside drawers, American style closet, alarm system panel, and access up to fully boarded loft via drop down wooden ladders with Velux sky light and lighting.



MASTER ENSUITE

having fully tiled shower cubicle with rain shower over, vanity unit with wash hand basin, low level w.c., chrome ladder style heated towel rail, fully tiled walls and LED lighting.



BEDROOM TWO

having central heating radiator, walk in closet and window to rear



BED TWO ENSUITE

having fully tiled shower cubicle with rain shower over, vanity unit with wash hand basin, low level w.c., chrome ladder style heated towel rail, vinyl flooring, fully tiled walls, extractor fan and LED lighting.



BEDROOM THREE

having two central heating radiators, two windows to the front, access to roof space via drop down wooden steps.



BEDROOM FOUR

having central heating radiator, built in wardrobes and drawers and window to front



BATHROOM

having contemporary suite including vanity unit with wash hand basin, tiled L-shaped bath with wall rain shower over, low level w.c., fully tiled walls, LED lighting, chrome ladder style heated towel rail and tiled flooring.




OUTSIDE


There is electric gates leading to the front driveway with block paved driveway for parking for upto three cars. A walled foregarden. GARAGE (5.2m x 5.3) with electric roller door, composite personal door to garden and secure internal door to hallway, power and light. Solar Panels (Vendor will give further details). Pedestrian access via both sides of the property to the fully enclosed private rear garden with well maintained lawn, large patio area, well fenced boundaries, flower and shrub borders, two garden sheds, garden and security lighting.



GARDEN ROOM

having wood effect flooring, UPVC windows and door to garden LED spot lights, W.C with white low level w.c., corner wash hand basin and window

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 	

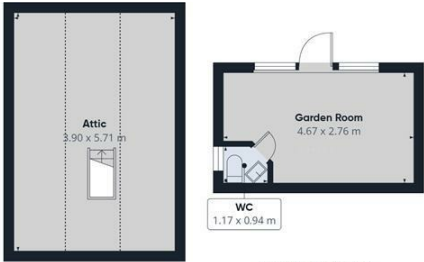
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
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(69-80)	C			(69-80)	C
(55-68)	D			(55-68)	D
(39-54)	E			(39-54)	E
(21-38)	F			(21-38)	F
(1-20)	G			(1-20)	G
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC



Floor 0 Building 1

Floor 1 Building 1



Floor 2 Building 1

Floor 0 Building 2

Approximate total area⁽¹⁾
215.9 m²
Reduced headroom
15.1 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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
