



156 Sapcote Road

, Stoney Stanton, LE9 4DW

Offers In The Region Of £290,000



OPEN AFTERNOON SATURDAY 18TH MAY 2024. 3.00 - 5.00 PM, PLEASE CALL TO CONFIRM VIEWING APPOINTMENT. A immaculately maintained, 4 bedroom, cottage style, extended, traditional style semi-detached house offering immense charm and character. with detached garage to rear approached by a private driveway. The property has the additional benefit of PVCu double glazing, gas fired central heating (combination boiler), modern breakfast kitchen, 2 reception rooms and a detached garage with driveway..

Conveniently located in the pictureques village of Stoney Stanton and within easy reach of local amenities. The property is accessible for commuting to all major road links, such as the A5, M69, M1 and M6.

VIEWING ESSENTIAL.



Reception hall 14'8" x 3'3" (4.46 x 0.99)

Obscure UPVC double glazed door, radiator, coving, feature niche with integral shelving and fitted base unit.

Attractive lounge (front) 11'8" x 10'5" (3.55 x 3.18)

PVCu double glazed bay window, feature fireplace with raised hearth, laminate floor and radiator.

Dining room (rear) 14'3" x 11'9" (4.35 x 3.60)

PVCu double glazed window, radiator and laminate floor.

Modern kitchen (rear) 10'7" (max) x 6'9" (3.24 (max) x 2.08)

Composite sink unit, range of base and wall units comprising eight base units and four wall units, associated work surfaces, extractor hood, laminate floor, fitted dishwasher, PVCu double glazed window, PVC double glazed door.

Breakfast room (rear) 9'5" max x 8'11" max (2.86 max x 2.72 max)

Laminate floor, radiator, PVC double glazed french doors, adjacent UPVC double glazed window.

First floor landing 15'3" (max) x 10'8" (max) (4.66 (max) x 3.27 (max))

Staircase to the second floor.

Bedroom 1 (front) 12'1" x 10'10" (3.69 x 3.31)

PVCu double glazed window, radiator and coving,

Bedroom 2 (rear) 12'4" x 7'6" (3.78 x 2.29)

PVCu double glazed window, radiator and fitted double wardrobes with full length mirrored doors.

Bedroom 3 (rear) 8'7" x 6'9" (2.62 x 2.07)

PVCu double glazed window, and radiator.

Modern shower room (rear) 10'0" x 5'0" (3.06 x 1.54)

Fitted shower cubicle with chrome mixer shower and side glazed door, wash hand basin, low flush w.c, laminate floor, wall mounted gas fired 28 Greenstar Combination boiler, UPVC double glazed window, radiator and shaver point.

Second floor.

Bedroom 4 (rear) 14'4" x 8'11" (4.39 x 2.72)

PVCu double glazed window, radiator and storage to the eaves.

Outside

Easterly facing rear garden with paved patio, lawn, mature trees and bushes, water tap, outside light point, green house, garden shed with light and power.

Utility room (rear) 6'6" x 2'4" (1.99 x 0.71)

Having ceramic tiled floor, plumbing for washing machine, power points, UPVC door.

WC (rear) 5'0" x 2'5" (1.52 x 0.73)

Having tiled floor, UPVC double glazed window.

Detached garage 19'3" x 9'9" (5.88 x 2.97)

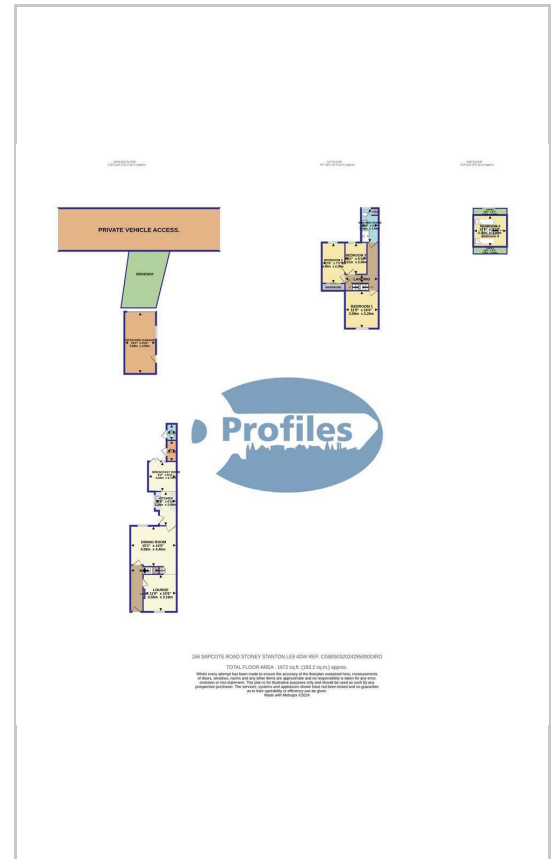
Having up and over door, UPVC double glazed side window, UPVC door.

Driveway approached by unadopted private vehicle access.

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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