



20 Stanton Road

Sapcote, Leicester, LE9 4FQ

Offers In The Region Of £420,000

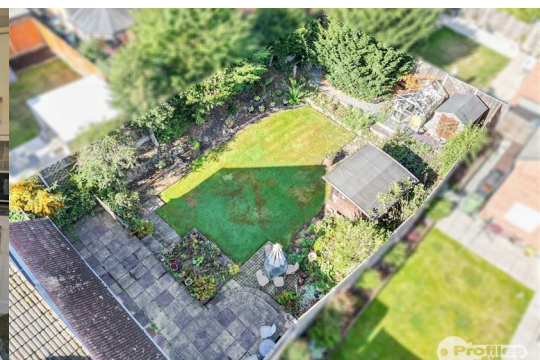
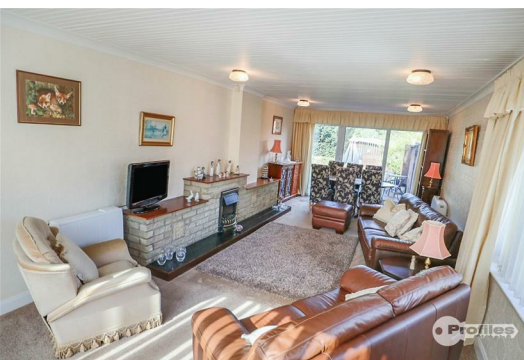


A bespoke, extended, deceptively spacious, substantial, family detached 4 bedroom house, occupying a larger than average position in popular and sought after village location. The property has the additional benefits of high efficiency modern room heaters, magnificent through lounge, spacious family room, extended kitchen, breakfast room, 4 good sized bedrooms, modern bathroom, bedroom 1 with ensuite shower, dressing room, enclosed picturesque westerly facing secluded rear garden, enclosed front garden, spacious driveway with parking for several cars, triple width double garage, cavity wall insulation, PVCu fascia and soffit boards, vacant possession etc.

Ideally located, close to all local amenities, including local shops, schools and regular public transport services. The property is accessible for commuting to all major road links, such as the A5, M69, M1 and M6.

MUST BE VIEWED.

NO CHAIN.



Fully enclosed porch. 5'1" x 3'3". (1.57 x 1.00.)
PVCu double glazed side window, obscure PVCu double glazed door and laminate floor.

Spacious reception hall. 12'6" x 6'5". (3.82 x 1.98.)
Staircase with spindle balustrade, modern wall heater, laminate floor, coving, understairs cupboard and wall light.

Guest cloakroom. Fully tiled. 5'3" x 4'0". (1.61 x 1.22.)
Suite in white, wash hand basin in vanity with 1 base door finished in high gloss, low flush wc, chrome ladder style radiator and obscure PVCu double glazed window.

Extended through lounge. 29'0" x 12'1". (8.86 x 3.69.)
Feature electric fire in an attractive stone surround with a raised tiled hearth, PVCu double glazed patio doors, PVCu double glazed window, modern high efficient room heaters and coved ceiling.

Attactive family room (front). 15'2" x 12'5". (4.64 x 3.80.)
Feature room sealed gas fire in a limestone surround with a raised hearth, laminate floor, modern high efficiency room heater and PVCu double glazed window.

Extended breakfast kitchen (rear). 15'4" x 8'2". (4.69 x 2.49.)
Stainless steel sink, range of base and wall units (13 base and 7 wall) finished in high gloss white with under lighting, contrasting work surfaces, integrated dishwasher, fridge, freezer, microwave, split level ceramic hob, electric (fan assisted) oven, extractor hood, laminate floor, ceramic wall tiling, coving and PVCu double glazed window,

Breakfast room (rear). 10'2" x 9'1". (3.10 x 2.77.)
High efficiency room heater, PVCu double glazed window, obscure PVCu double glazed door, laminate floor and archway.

Fully enclosed porch. 10'2" x 3'3". (3.11 x 1.01.)
PVCu double glazed patio doors, laminate floor and fitted double cupboard with plumbing for a washing machine.

First floor landing. 9'0" x 7'6". (2.76 x 2.31.)
High efficiency modern room heater, roof void acces leading a partially boarded roof void.

Bedroom 1 (front). 15'5" x 12'8". (4.71 x 3.88.)
PVCu double glazed side window, slimline wall heater, fitted Hammond full wall length wardrobes (3 double and one single) and 2 wall light points,

Ensuite shower room (rear). 6'6" x 5'6". (1.99 x 1.70.)
Suite in white, corner shower cubicle with an electric shower, wash hand basin in vanity unit inclusive of two base doors finished in high gloss, low flush wc, ceramic tiled floor, downlights to the ceiling and ladder style wall heater.

Dressing room (side). 8'9" x 4'11" (2.69 x 1.51)
slimline wall heater, PVCu double glazed side window and coving.

Bedroom 2 (rear). 12'9" x 12'0". (3.89 x 3.68.)
PVCu double glazed window, slimline wall heater, and airing cupboard.

Bedroom 3 (front). 11'10" x 11'1". (3.61 x 3.39.)
PVCu double glazed window, slimline wall heater and coving.

Extended bedroom 4 (front). 13'3" x 7'1" (min). (4.05 x 2.16 (min).)
PVCu double glazed window, slimline modern heater and coving.

Modern bathroom (rear). 7'4" x 6'11". (2.24 x 2.12.)
Full suite in white, P shaped bath with an electric shower with a side glazed screen, wash hand basin, low flush wc, chrome ladder style wall heater, ceramic tiled floor, downlights to the ceiling and extractor fan.

Outside.
Walled low maintenance front garden, adjacent tarmacadam driveway with parking for several cars.

Enclosed westerly facing secluded and established rear garden, lawn, paved patio, security light, water tap, green house, garden shed and gated side access.

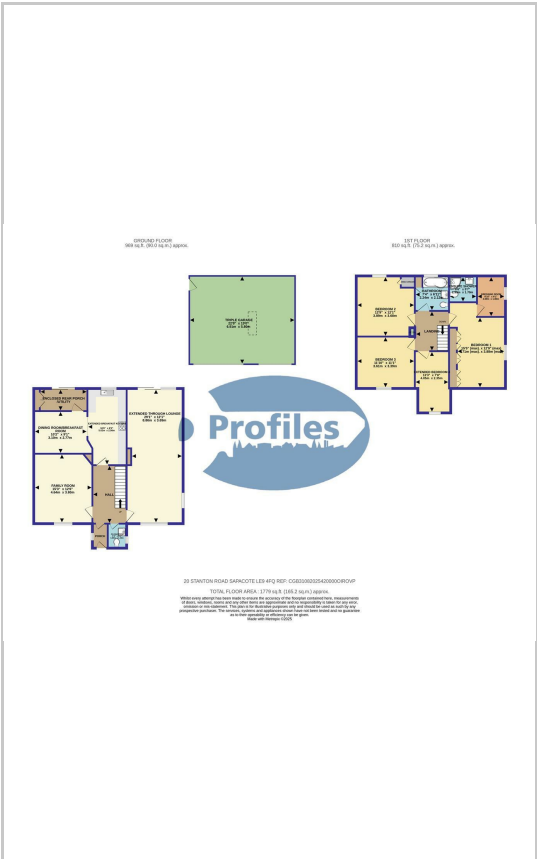
Spacious side garden with gated access.

Detached triple garage. 22'8" x 19'0" (6.91 x 5.80)
Electric up and over doors, PVCu double glazed side door, light and power points and inspection car pit.

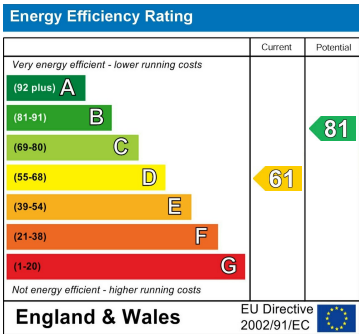
Area Map



Floor Plans



Energy Efficiency Graph



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