

HUNTERS[®]

HERE TO GET *you* THERE



Everard Way

Stanton Under Bardon, Markfield, LE67 9TH

Offers Over £315,000



- SOUGHT AFTER VILLAGE LOCATION
- LIVING ROOM
- EN-SUITE TO MAIN BEDROOM AND WALK IN WARDROBE
- UTILITY ROOM
- GARAGE AND DRIVEWAY
- FOUR BEDROOM SEM-DETACHED HOME
- FITTED KITCHEN-BREAKFAST ROOM
- FAMILY BATHROOM
- TWO SEPARATE DOWNSTAIRS WC'S
- ENCLOSED LOW MAINTENANCE GARDEN

Tel: 0116 366 0660

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Hunters are delighted to offer to market this generous semi-detached family home that has been extended to create plenty of living space over two floors.

The home is nestled within the popular village of Stanton under Bardon and is being sold with the added benefit of having no upward chain and comprises of an entrance hallway with doorway off to a separate wc, a bay fronted living room, a fitted kitchen-breakfast room with double glazed doors opening onto the rear garden, a lobby connecting the front to rear garden and access to the second ground floor wc., a utility room with space for a washing machine and further appliances, and an internal door into the garage, which has power and lighting and double wooden doors.

Returning to the hallway, stairs lead up to the first floor where you will find three well presented double bedrooms with the main bedroom boasting a four piece bathroom suite and separate walk-in wardrobe, a three piece family bathroom suite and a further good size single bedroom.

The home offers a contemporary living style within the space and in our opinion is one that internal viewing is highly recommended to appreciate the style, size and presentation it has to offer a growing family.

Outside, the rear garden is enclosed with fence panelling with an artificial lawn, raised decking seating area and patio paving. Whilst to the front, the block paved driveway is entered via double fronted metal gates and provides ample off road parking space for the home and access to the garage.

To find out more about this property, contact you local Hunters estate agents Wigston to arrange your viewing.

Hallway

Double glazed door, double glazed window, storage cupboard, radiator, stairs to first floor.

WC

Double glazed window, wash hand basin, low level wc, radiator.

Living room

14'9" x 11'2" (4.52 x 3.41)

Double glazed bay window, radiator.

Kitchen-breakfast room

19'4" x 8'3" (5.90 x 2.53)

Double glazed window, fitted wall and base units, integrated oven and hob, stainless steel sink with mixer tap, worksurfaces, breakfast bar, space for American style fridge-freezer, double glazed French doors to the garden.

Lobby

21'6" x 4'11" (6.57 x 1.50)

Double glazed doors to front and rear, doors to wc, utility and garage, tiled flooring.

Second ground floor WC

Low level wc, wash hand basin.

Utility room

7'4" x 6'1" (2.26 x 1.86)

Fitted base units, worksurface, space for washing machine, space for appliances, central heating boiler.

Landing

Doors to bedrooms and family bathroom, stairs to ground floor.

Bedroom 1

15'11" x 12'5" max (4.86 x 3.79 max)

Double glazed windows, radiator, door to ensuite, door to walk in wardrobe.

En-suite

7'9" x 8'5" (2.38 x 2.57)

Corner panel bath, shower cubicle, wash hand basin, low level wc, heated towel rail, extractor fan.

Bedroom 2

12'11" x 9'10" (3.96 x 3.01)

Double glazed window, radiator.

Bedroom 3

10'5" x 9'1" (3.18 x 2.77)

Double glazed window, radiator.

Family bathroom

8'6" x 5'5" (2.61 x 1.66)

Double glazed window, panel bath with mixer tap shower attachment, wash hand basin, low level wc, tiled walls and flooring, heated towel rail.

Bedroom 4

8'8" x 7'6" (2.65 x 2.30)

Double glazed window, radiator.

Garage

14'9" x 12'5" (4.50 x 3.81)

Power and lighting, wooden double doors.

Outside

Fence panelling, artificial lawn, raised decking seating area, patio paving.

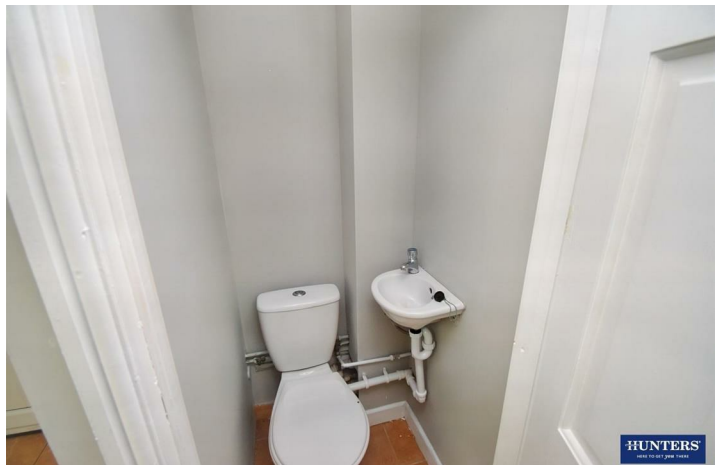
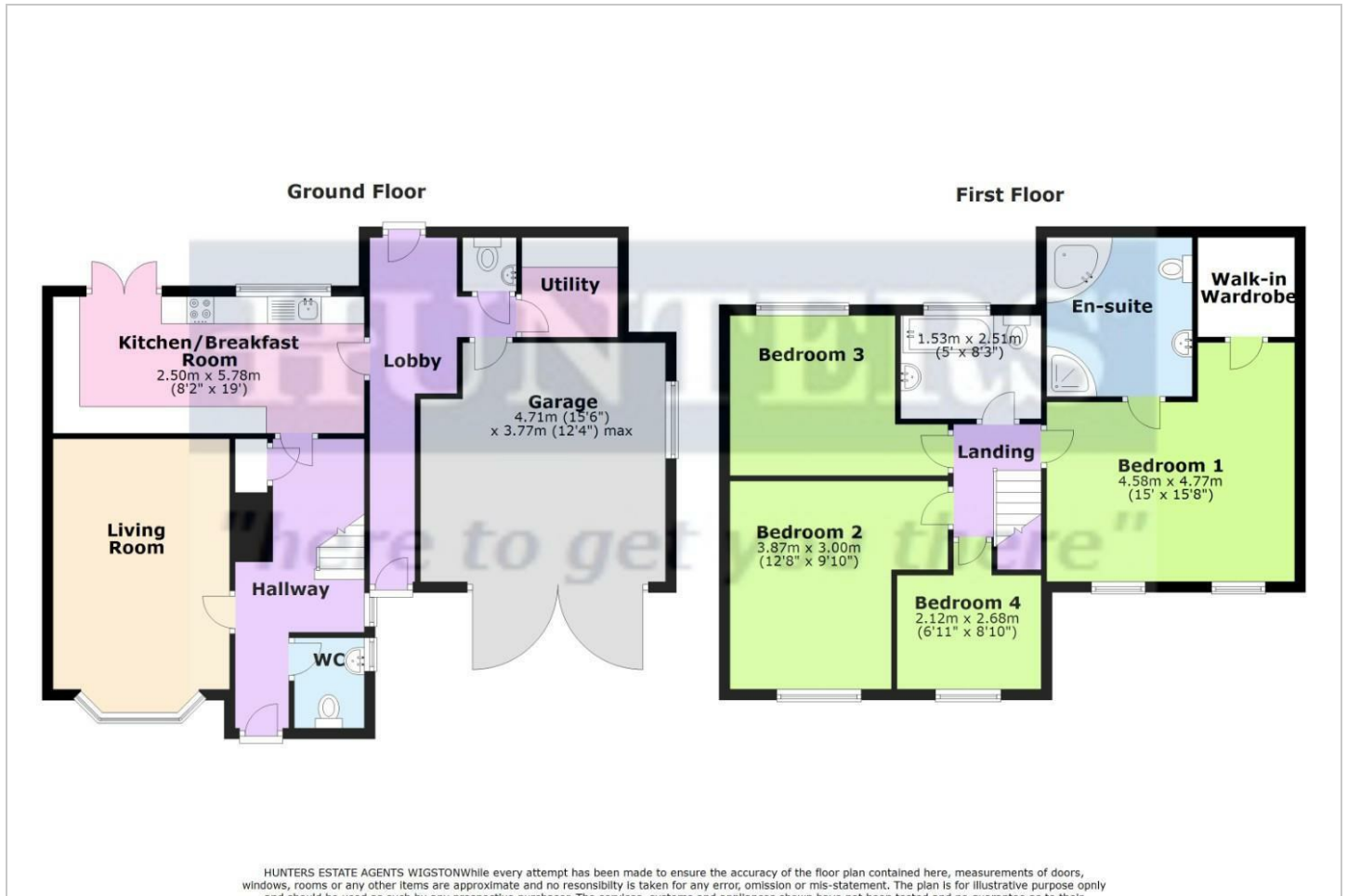
Material Information - Wigston

Tenure Type; Freehold

EPC Rating; E

Council Tax Banding; C

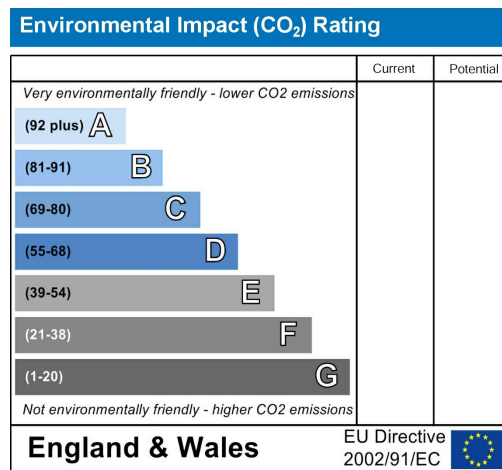
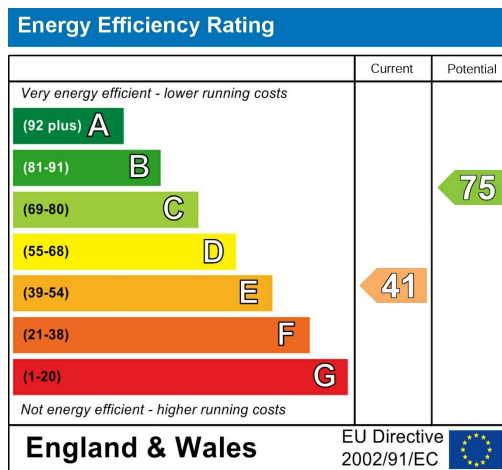
Floorplan







Energy Efficiency Graph



Viewing

Please contact our Hunters Wigston Office on 0116 366 0660 if you wish to arrange a viewing appointment for this property or require further information.

Road Map

Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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