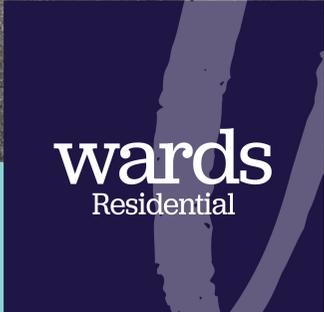


wards
Residential
For Sale
01455 251771 | wardsonline.co.uk



24 Stoneygate Drive, Hinckley, LE10 1TD
£325,000

NO CHAIN. This spacious three-bedroom detached property is located in the heart of Hinckley's popular Stoneygate estate in close proximity to a wide range of local amenities and local bus routes. The accommodation briefly comprises: Ground Floor: Entrance Hall, Lounge/Diner and Kitchen. First Floor: three Bedrooms and Family Bathroom. Externally, there are good sized front and rear gardens, a single garage and 2 outbuildings. UPVC double glazing and gas fired central heating.

Kitchen

3.33 x 2.72 Meters

Including a range of wall and base units with contrasting work surfaces. Fitted with a 4 plate electric hob, electric oven, microwave and white ceramic sink. The kitchen is tiled around the work surfaces and is fitted with tiled flooring. UPVC double glazed windows to the rear elevation and door leading to the rear Garden.



Lounge/Diner

5.56 x 5.51 Meters

Spacious living/dining area equipped with laminate flooring throughout and fireplace. Large UPVC double glazed bay window to the front elevation with an additional UPVC double glazed window and French doors leading to the rear garden.



Bedroom 1

4.71 x 3.34 Meters

Spacious bedroom that runs the full width of the property with dual aspect UPVC double glazed windows overlooking the front and rear elevation. Furnished with a wide range of fitted furniture including wardrobes, drawers and a dressing table. Fitted with laminate flooring.

Bedroom 2

3.45 x 2.6 Meters

Carpeted room with UPVC double glazed window to the rear elevation. Fitted storage cupboard housing the boiler.

Bedroom 3

3.45 x 2.11 Meters

Single bedroom with UPVC double glazed window to the rear elevation and fitted storage cupboard.





Bathroom

2.1 x 1.7 Meters

With a 3 piece white suite consisting of low level WC, vanity sink and gloss white cupboards. Large walk in shower with electric shower and sliding door. Ceramic tiled splashbacks and flooring, UPVC double glazed window to the rear elevation.

Entrance Hall

Entering through a UPVC double glazed front door with carpeted flooring and understairs storage. The entrance hall gives access to the kitchen and lounge/diner and houses the stairs to the first floor of the property.

Stairs/Landing

Access to the loft. The stairs are currently fitted with a stairlift.



Garage

5.11 x 2.47 Meters

Single Garage with electronic rolling door.

Outside

Externally, to the front elevation, there is a tarmac driveway which leads to the integral single garage. There is a slate chipped area adjacent to the driveway. To the rear, there is a good sized rear garden which is enclosed by timber fencing. The garden itself is surfaced with stones with a paved path to rear of the plot and patio area adjacent to the dwelling.

EPC Rating -D (67)

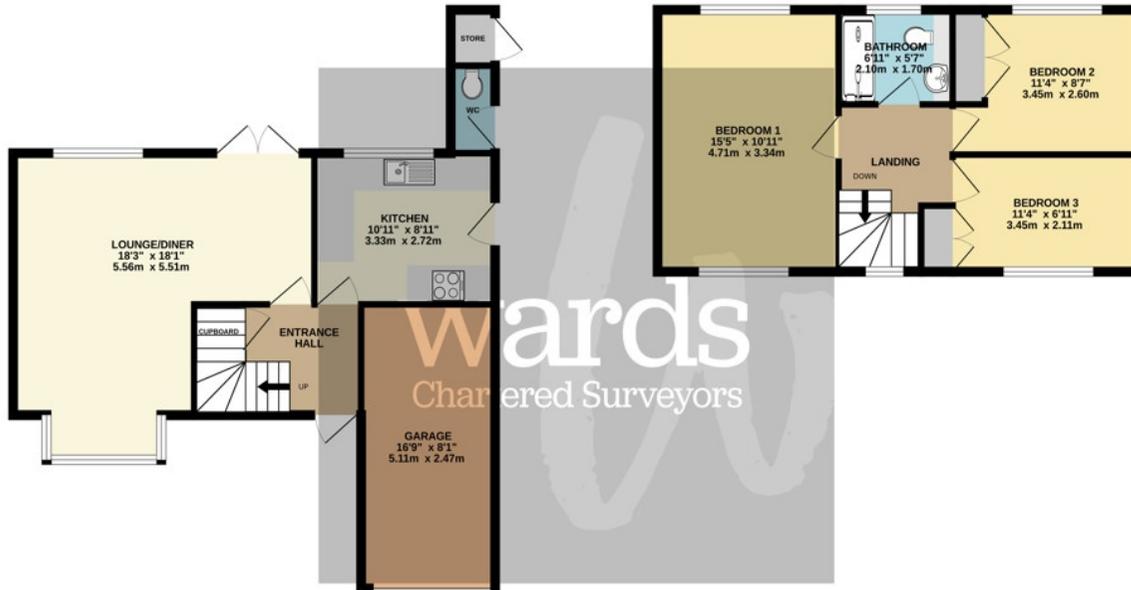
Council Tax Band - C

Call 01455 251771 to make an appointment to view this property



GROUND FLOOR
575 sq.ft. (53.4 sq.m.) approx.

1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 1025 sq.ft. (95.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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