

MAYNARD
ESTATES

12 St. John Cole Crescent

Stanton Under Bardon, Markfield, LE67 9AE

Asking price £290,000

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Brief Description

Situated within a PLEASANT CUL-DE-SEC in the popular village of Stanton-Under-Bardon, this BEAUTIFULLY PRESENTED three-bedroom detached family home offers spacious, modern accommodation, thoughtfully styled throughout and ready to move straight into. The village benefits from a range of local amenities, including a village school and shops, whilst offering convenient access to the M1 motorway and A50, making it ideal for commuters.

The ground floor comprises a welcoming entrance hall, useful downstairs WC and a spacious bay-fronted living room, providing a cosy space to relax. To the rear is an IMPRESSIVE OPEN PLAN KITCHEN, DINER, creating a sociable space for modern family living. The kitchen is fitted with contemporary wall and base units, integrated oven, four-ring gas hob, extractor hood and dishwasher, with French doors opening directly onto the rear garden. A separate utility room provides additional convenience, with space and plumbing for laundry appliances and an external door to the garden.

To the first floor are three well-proportioned bedrooms, including an EXCELLENT SIZED MASTER BEDROOM featuring attractive wall panelling and a stylish en-suite shower room. The second bedroom is a comfortable double with useful recess space for wardrobes, whilst the third offers a good-sized single room. A MODERN FAMILY BATHROOM with a three-piece white suite completes the accommodation.

Externally, the property enjoys a beautifully landscaped, SOUTH FACING REAR GARDEN, featuring a paved patio, central artificial lawn, wooden pergola and garden shed, providing an attractive, low-maintenance space for relaxing and entertaining. To the front is a paved garden area offering additional parking flexibility, alongside a tarmac driveway providing OFF ROAD PARKING and leading to a DETACHED SINGLE GARAGE with lighting and power.

Offered to the market with NO UPWARD CHAIN.





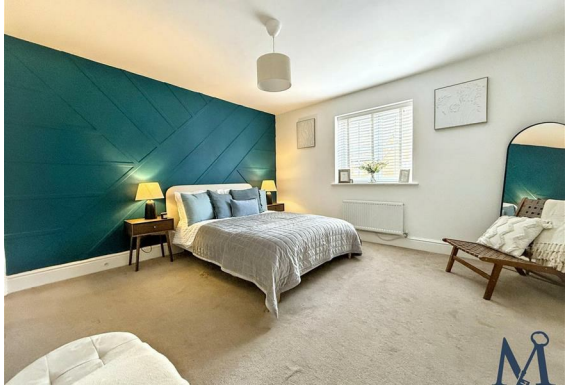




















ON THE GROUND FLOOR

Entrance Hall

WC

Living Room
13'3" x 13'6" (4.06 x 4.14)

Kitchen Diner
18'6" x 11'3" (5.65 x 3.43)

Utility
5'2" x 5'5" (1.59 x 1.67)

ON THE FIRST FLOOR

Landing

Master Bedroom
12'8" x 11'9" (3.87 x 3.59)

En-Suite
5'6" x 5'10" (1.7 x 1.79)

Bedroom Two
10'2" x 8'3" (3.12 x 2.52)

Bedroom Three
7'11" x 8'3" (2.42 x 2.53)

Bathroom
6'4" x 6'11" (1.94 x 2.12)

ON THE OUTSIDE

Front Garden

Rear Garden

Driveway

Garage

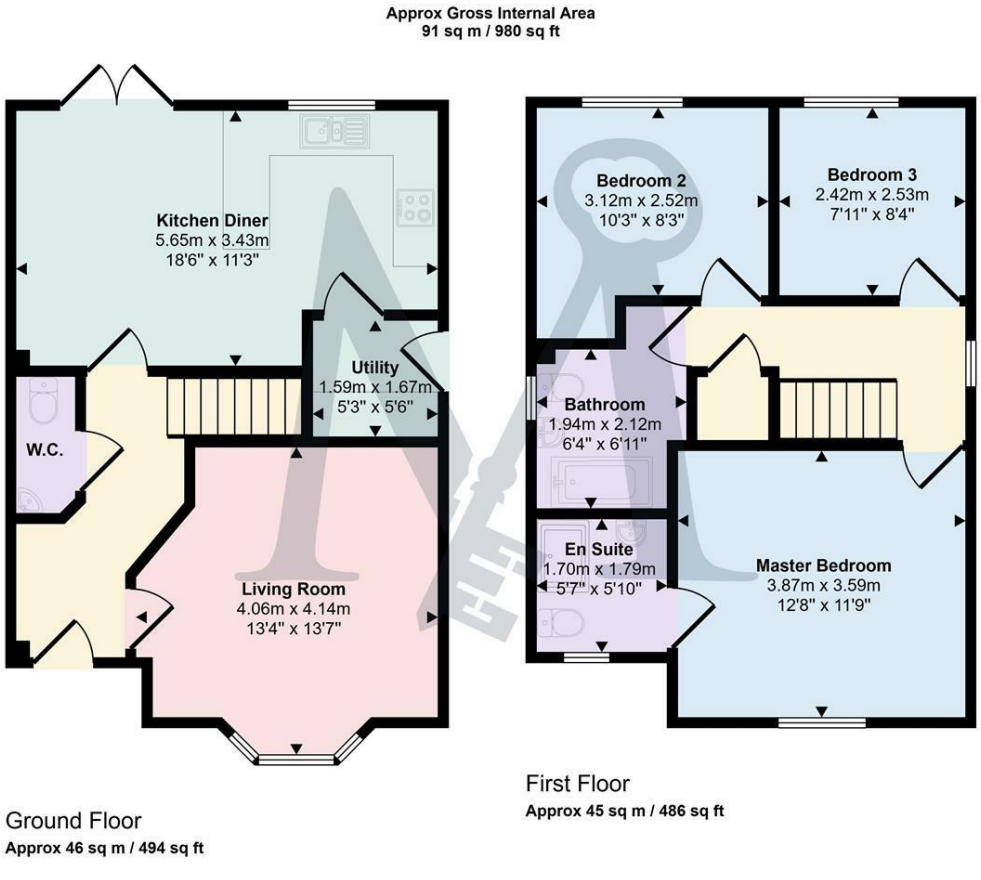








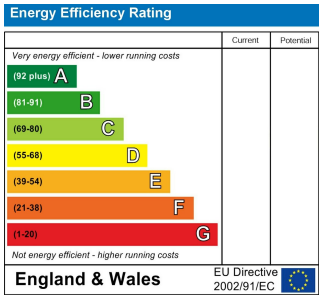
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Maynard Estates Office on 01530 682886
if you wish to arrange a viewing appointment for this property or require further information.

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