

# Sinclair



35 Preston Close, Stanton Under Bardon

£429,950

## 35 Preston Close

Stanton Under Bardon, Markfield

**OFFERED WITH NO UPWARD CHAIN.** This extended four/five bedroom detached family home situated within a CUL-DE-SAC location in the popular commuter village of Stanton Under Bardon offers a host of potential. In brief, the property enjoys entrance porch, entrance hall, L-shaped lounge, separate dining room, kitchen, a 24' lobby accessing the utility room, garage and ground floor w.c respectively. Stairs rise to the first floor landing gives way to four bedrooms, study/bedroom, a family bathroom, separate w.c and family wet room. Externally, the property offers parking to front, garage and low maintenance garden to rear.

Council Tax band: D

Tenure: Freehold

- Four/Five Bedrooms
- Extended
- Lounge & Dining Room
- Village Setting
- Garage
- Lots of Potential



## GROUND FLOOR

### Entrance Porch

Entered via a composite front door, the entrance porch comprises covings and uPVC double glazed window to front.

### Entrance Hall

Accessible from the entrance porch the entrance hall is entered via a timber framed single glazed door and comprises stairs rising to the first floor with adjacent opaque single glazed window into the lounge.

### Lounge

11' 4" x 16' 3" (3.45m x 4.95m)

Having a uPVC double glazed window to front, coving and a brick gas inset fireplace with black quartz effect hearth and surround.

### Dining Room

9' 4" x 10' 3" (2.84m x 3.12m)

Opening from the lounge, the dining room enjoys coving and uPVC framed patio doors accessing the private rear garden.

### Kitchen

11' 2" x 8' 8" (3.40m x 2.64m)

Inclusive of a range of wall and base units with rolled edge work surfaces, a sink and drainer unit with mixer tap, four ring gas hob with double electric oven and grill with extractor hood over, space and plumbing for appliances, tiling to splash prone areas, pantry and having a door accessing the side lobby.

### Side Lobby

Bisecting the main body of the property and the garage and utility respectively, the side lobby is accessible fire uPVC double glazed door to both front and rear and finished in tiled flooring.



### Utility Room

11' 4" x 10' 5" (3.45m x 3.18m)

Having a range of base units with rolled edge work surfaces, tiled flooring, space and plumbing for appliances, sink and drainer unit and having uPVC double glazed window to rear and the gas fired central heating boiler.

### W.C

Accessible from the utility room and comprising a low level w.c, part tiled walls and opaque uPVC double glazed window to rear.

### FIRST FLOOR

#### Landing

Stairs rising to the first floor landing gives way to four good sized bedrooms including a study, w.c, bathroom and wet room and comprises two separate loft hatches and an airing cupboard housing the hot water cylinder.

#### Bedroom One

14' 2" x 13' 0" (4.32m x 3.96m)

Having a uPVC double glazed window to front.

#### Bedroom Two

11' 5" x 11' 6" (3.48m x 3.51m)

Having a uPVC double glazed window to front with a range of wardrobes, drawer unit and dressing unit.

#### Bedroom Three

11' 3" x 10' 6" (3.43m x 3.20m)

Having uPVC double glazed window to rear.

#### Bedroom Four

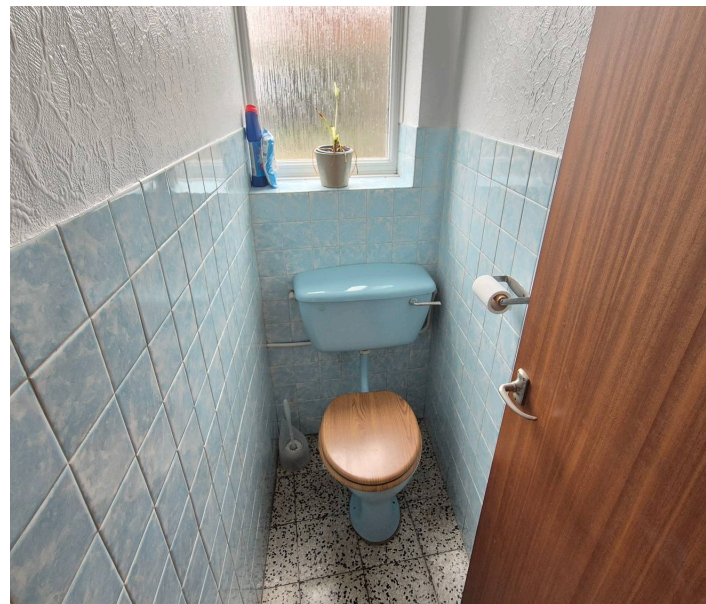
7' 9" x 8' 0" (2.36m x 2.44m)

Having access to over stairs storage and uPVC double glazed window to front.

#### Study/Bedroom Five

8' 7" x 4' 8" (2.62m x 1.42m)

Having a uPVC double glazed window to rear.



### **Bathroom**

5' 5" x 5' 7" (1.65m x 1.70m)

Comprising a pedestal wash hand basin, panelled bath, part tiled walls, vinyl flooring, electric wall heater and opaque uPVC double glazed window to rear.

### **W.C**

Having a low level w.c, part tiled walls, vinyl flooring and opaque uPVC double glazed window to rear.

### **Wet Room**

5' 8" x 8' 2" (1.73m x 2.49m)

The wet room comprises an electric power shower with nonslip flooring, splashback wall panelling, a low level push button w.c, a vanity wash hand basin with mixed tap, extractor fan and having an opaque uPVC double glazed window to rear.

### **Rear Garden**

Enjoying a sunny aspect, the private rear garden comprises a paved patio area facilitated by a side gate and water point, and enjoys areas of stone shingling with a host of mature shrubs, a greenhouse, a sunken pond and teared lawns, edged with concrete brick and surrounded by timber close board fence panelling and brick wall respectively.

### **Front Garden**

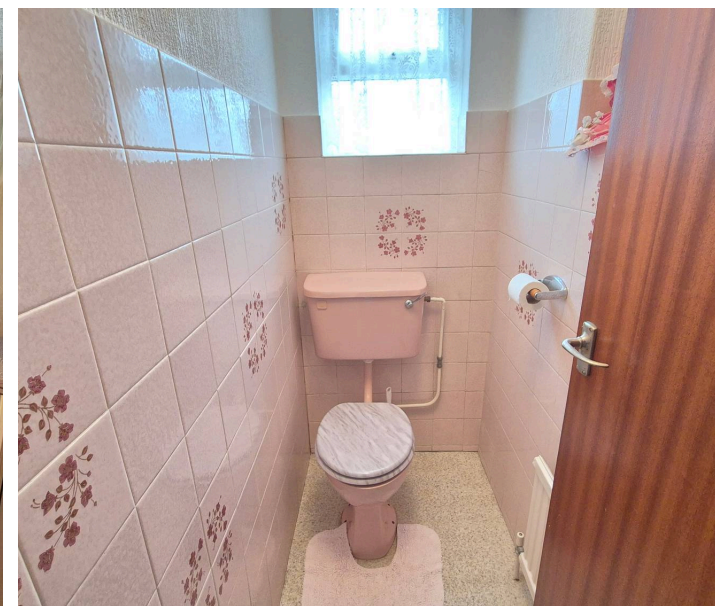
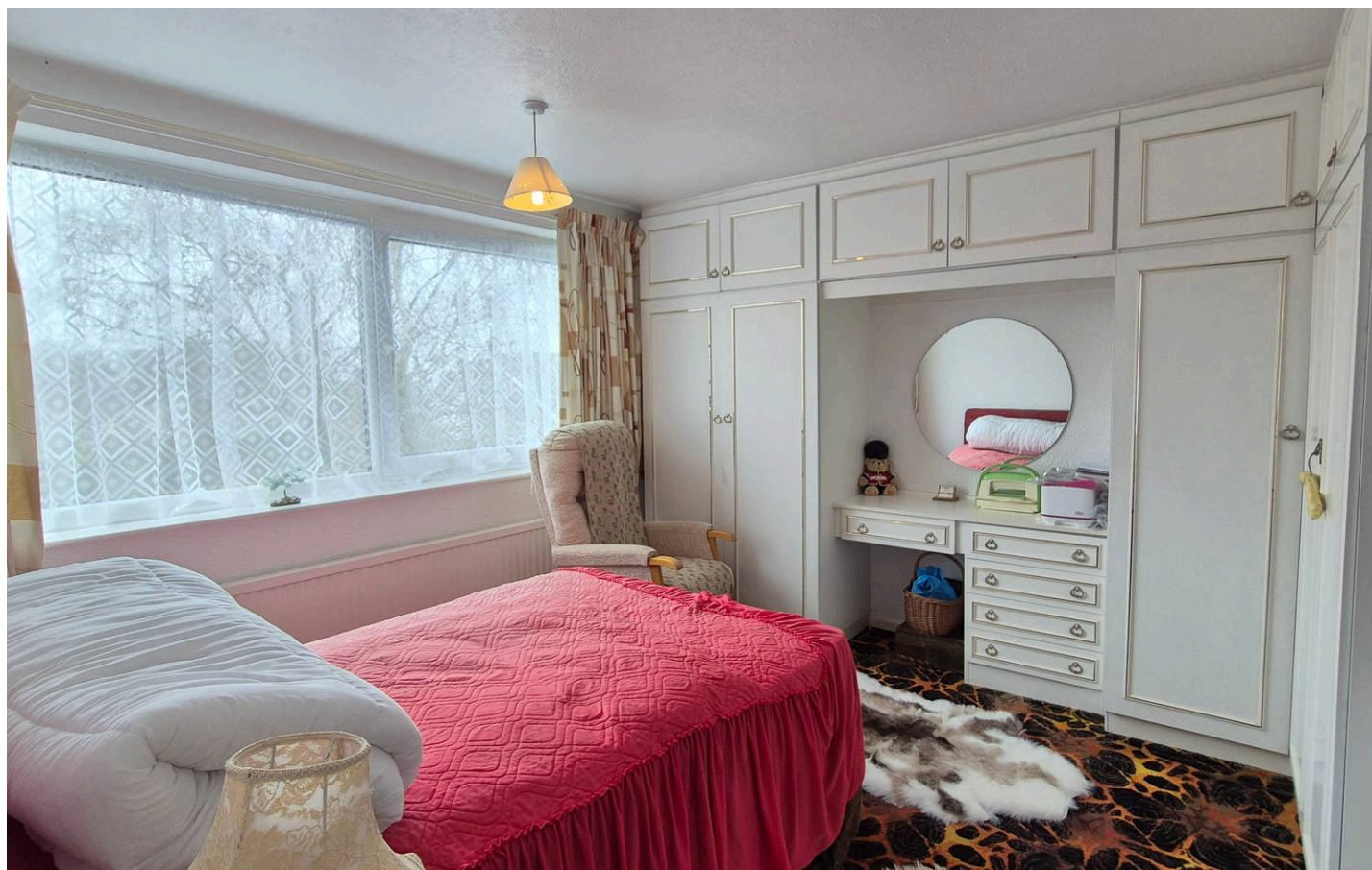
With lawn and block paved walk way accessing the front door.

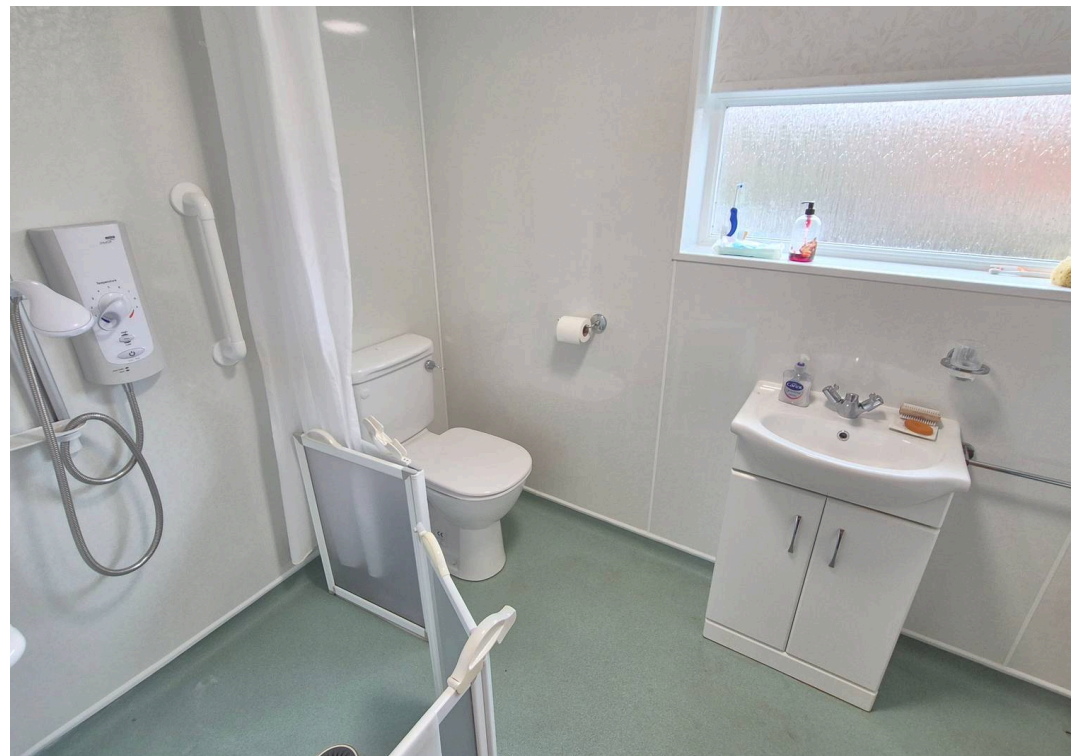
### **Driveway**

Offering ample off road parking via a tandem tarmacadamed driveway.

### **Garage**

18'9" x 9'8" Entered via an electric up and over door to front with timber framed personnel door to side, the garage enjoys both light and power.





Ground Floor



First Floor





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