

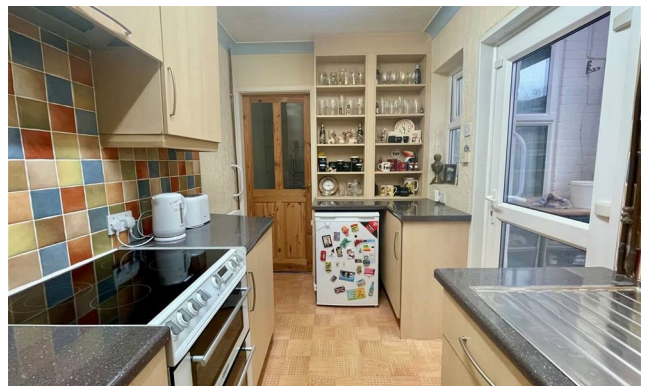


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Offers Around £170,000



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Stoney Stanton, Leicester LE9 4DW

Offers Around £170,000



- **Traditional freehold mid-terraced residence**
- **Highly sought-after village center location**
- **Ideal for first-time buyers, investors or downsizers**
- **Lounge with feature fireplace & Separate dining room with stairs to first floor**
- **Well-fitted kitchen with a neatly fitted range of units**
- **Useful Utility / lean-to area**
- **Two double bedrooms with built-in wardrobes**
- **Versatile third room with potential to reconfigure**
- **Garden area with various outbuildings**
- **EPC rating -D**

Here is an excellent opportunity to acquire a traditional freehold mid-terraced residence, conveniently situated within the center of this highly sought-after village location. Ideally suited to first-time purchasers, investors or downsizers, this well-maintained property benefits from gas central heating and uPVC double glazing throughout.

The accommodation is well laid out and briefly comprises: a welcoming lounge featuring a fireplace, a separate dining room with staircase rising to the first floor, and a neatly fitted kitchen offering a comprehensive matching range of base, drawer and wall units. A side door provides access to a useful utility/lean-to area, offering additional storage and practicality.

To the first floor there is a landing giving access to two double bedrooms, both benefiting from a range of built-in wardrobes. There is also a third room providing access to the shower room, which could be utilised as a dressing room, third

bedroom, home office, or alternatively could be incorporated to extend the existing shower room, subject to requirements.

Externally, the property enjoys a garden area together with a selection of useful outbuildings, ideal for storage or workshop use.

Overall, this is a well-presented home in a popular village location, and early inspection is highly recommended.

Lounge

11'9 x 11'0 (3.58m x 33.83m)

Dining Room

11'9 x 10'9 (3.58m x 3.28m)

Kitchen

12'2 x 6'4 (3.71m x 1.93m)

Utility / Lean-to

12'3 x 4'8 (3.73m x 1.42m)

Bedroom 1

12'3 x 11'10 (3.73m x 3.61m)

Bedroom 2

10'9 x 9'2 (3.28m x 2.79m)

Dressing room / bedroom 3

6'5 x 6'5 (1.96m x 1.96m)

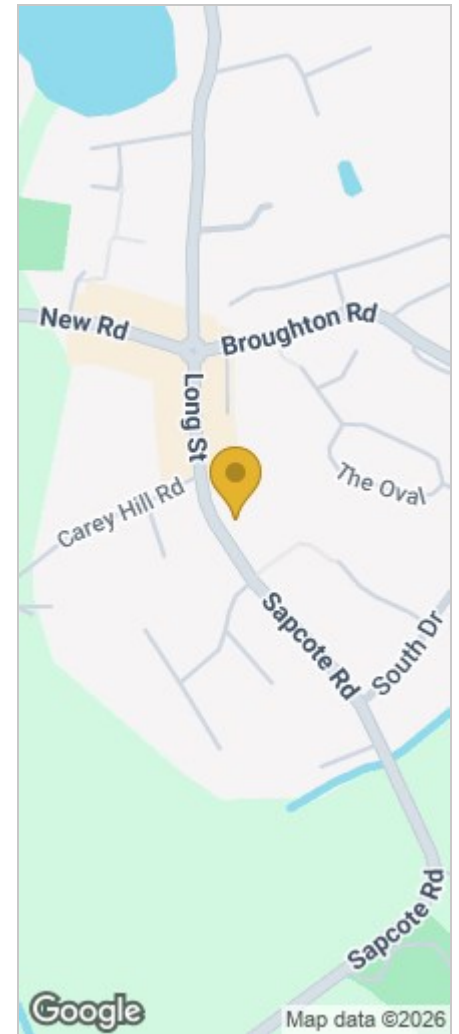
Shower-room

6'2 x 5'6 (1.88m x 1.68m)

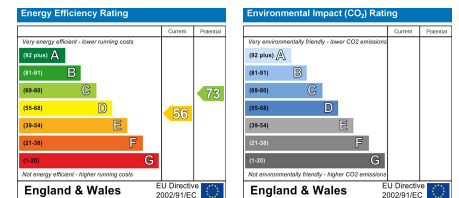


Floor Plan

Area Map



Energy Efficiency Graph



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Area measurements or distances are given as guidance only and are not precise. Boundaries are subject to verification. Appliances and fittings have not been tested. Floor plans are not drawn to scale. The inclusion of any fixtures and fittings are subject to the vendor's confirmation, subject to contract. Internal photographs may well show furnishings, fixtures and fittings which are not included in the sale.



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