CASTLE ESTATES

1982

A TASTEFULLY PRESENTED AND MUCH IMPROVED FOUR BEDROOMED DETACHED FAMILY RESIDENCE WITH DOUBLE GARAGE AND WELL TENDED GARDENS SITUATED IN A POPULAR AND CONVENIENT LOCATION



1 STEVENS CLOSE
STONEY STANTON LE9 4TL

Offers In Excess Of £375,000

- Entrance Hall With Guest Cloakroom
- Spacious Lounge
- Further Sitting Room
- Family Bathroom & Ensuite Shower Room
- Well Tended Gardens
- Well Fitted Kitchen
- Separate Dining Room
- Four Good Sized Bedrooms
- Ample Off Road Parking & Double Garage
- VIEWING ESSENTIAL

CASTLE ESTATES 1982

112 Castle Street, Hinckley, Leicestershire. LE10 1DD
info@castles-online.co.uk - 01455 617997
www.castles-online.co.uk

Tucked away in the charming village of Stoney Stanton, this spacious four-bedroom detached home offers the perfect blend of village tranquillity and modern family living.

Inside, you'll find two versatile reception rooms, ideal for both cosy family evenings and entertaining guests. Large windows flood these spaces with natural light, creating a bright and welcoming atmosphere throughout.

The property features a modern en-suite to the master bedroom and a stylish family bathroom, providing comfort and convenience for both family and visitors.

Upstairs, four generous bedrooms offer flexible living — whether you need space for children, a home office, or a guest room.

Set in a community known for its warm spirit and picturesque surroundings, the home enjoys easy access to local shops, schools, and green spaces, making it an ideal choice for growing families.

With its generous layout and sought-after location, this property presents a wonderful opportunity to embrace village living without compromising on modern comforts. Book your viewing today and discover why Stevens Close is the perfect place to call home.

COUNCIL TAX BAND & TENURE

Blaby Council - Band D (Freehold).

ENTRANCE HALL

15'9" x 5'6" (4.82m x 1.69m)
having upvc double glazed front door with obscure glass, slate tiled flooring, central heating radiator, coved ceiling and feature spindle balustraded staircase to First Floor Landing. Further upvc double glazed door to outside.



GUEST CLOAKROOM

5'4" x 4'7" (1.64m x 1.41m)

having low level w.c., wash hand basin, half panelled walls, chrome heated towel rail, ceramic wood effect tiled and upvc double glazed window with obscure glass.



KITCHEN

11'9" x 10'4" (3.59m x 3.16m)

having an attractive range of Shaker style units including base units, drawers and wall cupboards, butchers block work surfaces and inset Belfast sink with mixer tap, ceramic tiled splashbacks, space for rangemaster style cooker with cooker hood over, space and plumbing for washing machine and dishwasher, space for fridge freezer, designer central heating radiator, slate tiled flooring, inset LED lighting and two upvc double glazed windows.







LOUNGE

19'7" x 10'5" (5.99m x 3.18m)

having feature fireplace with log burning stove, tv aerial point, wood block flooring, central heating radiator, coved ceiling, upvc double glazed window and French doors opening onto garden.





DINING ROOM

12'9" x 10'1" (3.89m x 3.09m)

having feature fireplace, quarry tiled flooring, designer central heating radiator and upvc double glazed window.





SITTING ROOM

14'4" x 9'8" (4.38m x 2.96m)

having central heating radiator, dado rail, picture rail, coved ceiling, tv aerial point, herringbone solid hardwood flooring and upvc double glazed French doors opening onto garden.



FIRST FLOOR LANDING

12'11" x 2'10" (3.96m x 0.87m)

having spindle balustrading, access to the roof space, central heating radiator, coved ceiling and upvc double glazed window.



BEDROOM ONE

11'9" x 10'7" (3.59m x 3.24m)

having central heating radiator, coved ceiling, access to the roof space and upvc double glazed window.





BEDROOM TWO

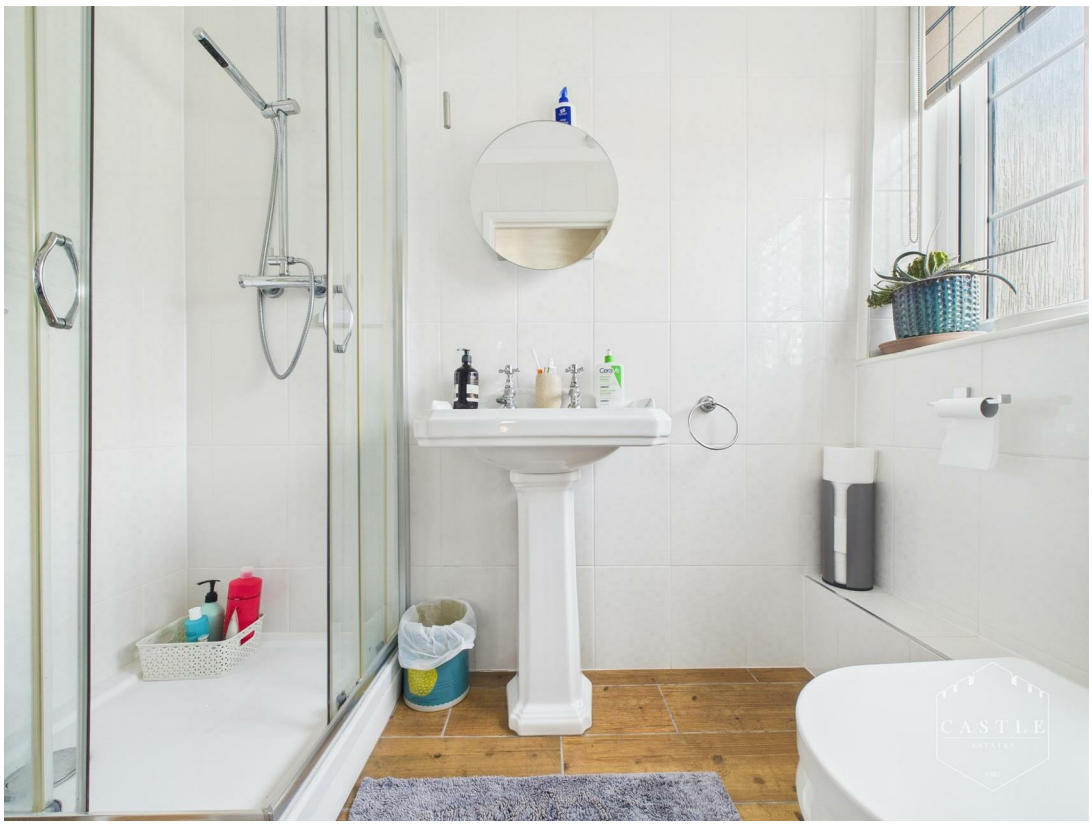
9'10",298'6" x 10'6" (3,91m x 3.21m)
having coved ceiling, central heating radiator and upvc double glazed window.



ENSUITE SHOWER ROOM

7'3" x 4'4" (2.23m x 1.34m)

having corner shower cubicle with rain shower over, low level w.c., pedestal wash hand basin, wood effect flooring, chrome heated towel rail, ceramic tiled splashbacks and upvc double glazed window with obscure glass.



BEDROOM THREE

14'4" x 9'8" (4.38m x 2.96m)
having central heating radiator, tv aerial point and upvc double glazed window



DRESSING AREA

6'7" x 4'5" (2.01m x 1.36m)
having chrome heated towel rail. This room could be converted to an ensuite, if required.



BEDROOM FOUR

10'2" x 8'1" (3.10m x 2.47m)

having built in wardrobe, central heating radiator, coved ceiling and upvc double glazed window.



BATHROOM

7'9" x 7'3" (2.38m x 2.23m)

having panelled bath, separate shower cubicle, vanity unit with wash hand basin and integrated low level w.c., ceramic tiled splashbacks, chrome heated towel rail, inset LED lighting, ceramic wood effect tiles and upvc double glazed window with obscure glass.





OUTSIDE

There is direct vehicular access over a good sized driveway with ample off road parking leading to DOUBLE GARAGE (6.53m x 5.85m) with two sets of wooden doors, power and light. Mature private garden with an array of features including pebbled and seating areas, pergola, raised beds, lawn, mature trees, flowers and shrubs. Well fenced boundaries.







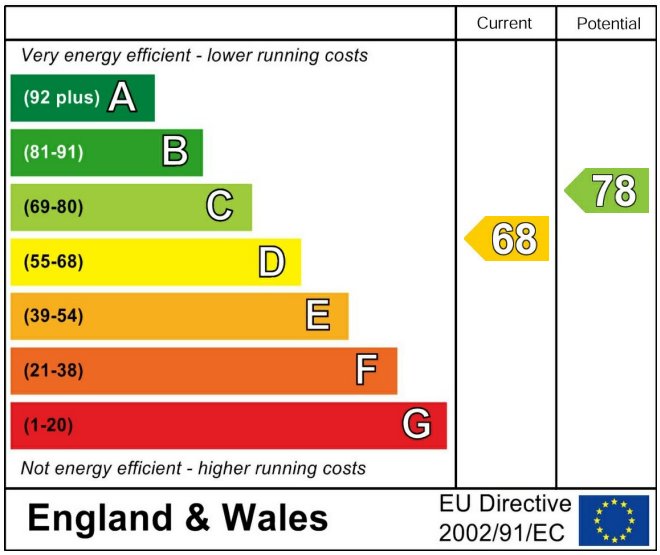




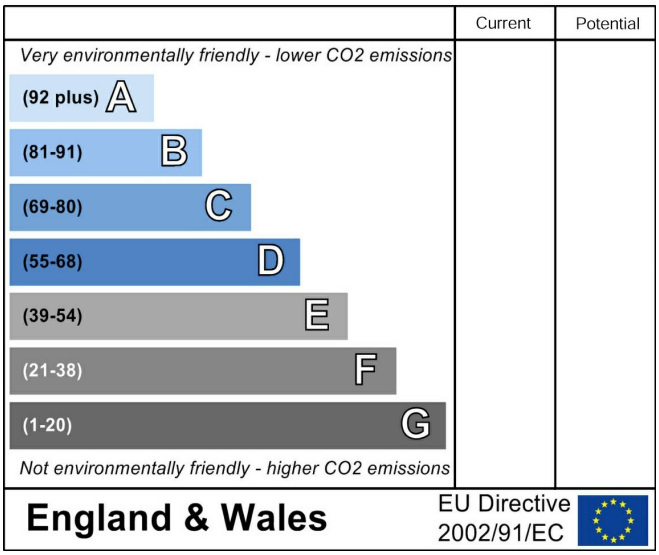


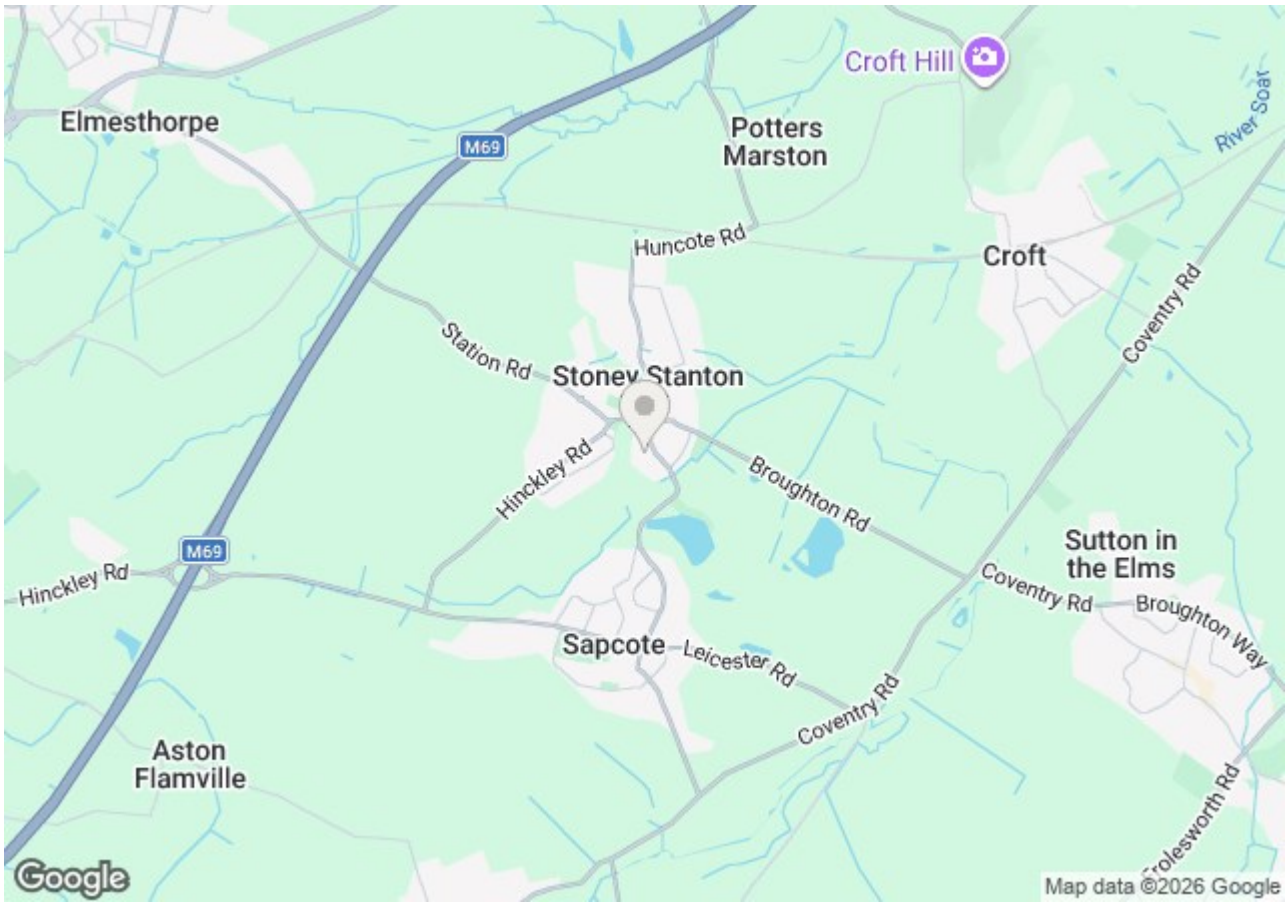


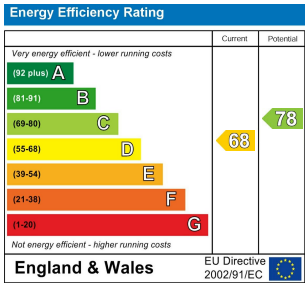
Energy Efficiency Rating

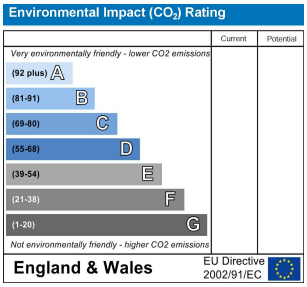


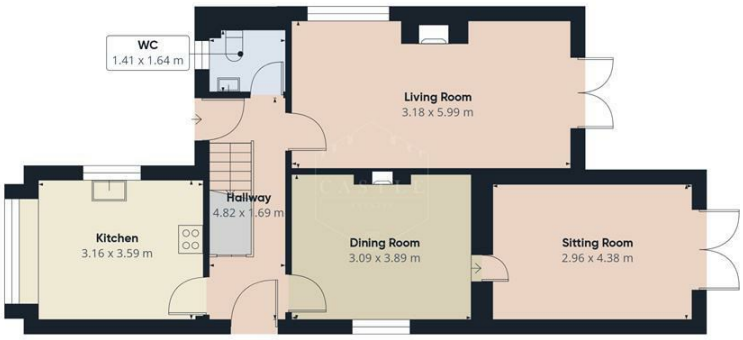
Environmental Impact (CO_2) Rating



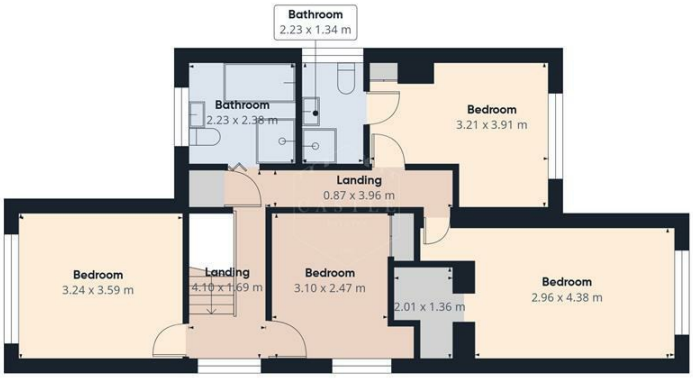

Croft Hill
Elmesthorpe
M69
Potters Marston
River Soar
Huncote Rd
Croft
Coventry Rd
Station Rd
Stoney Stanton
Hinckley Rd
Broughton Rd
Sutton in the Elms
M69
Hinckley Rd
Coventry Rd
Broughton Way
Sapcote
Leicester Rd
Coventry Rd
Aston Flamville
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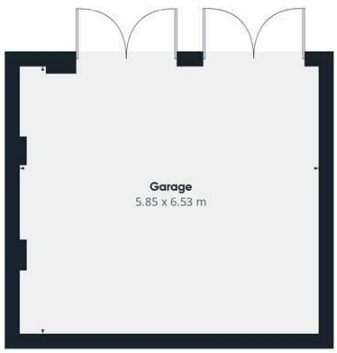




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area[1]

169.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

PLEASE NOTE

These particulars are produced in good faith as a general guide only and do not constitute any part of a contract. Intending purchasers should make their own inspection and enquiries in order to satisfy themselves of their authenticity and no responsibility is accepted for any errors or omissions herein. No person in the employment of Castle Estates has any authority to make any representation or warranty in relation to this property.

FIXTURES AND FITTINGS

Specifically excluded unless mentioned in these details but may be available by separate negotiation if required. Telephones and points (where fitted) are subject to the service providers regulations.

OFFER PROCEDURE

As we have an obligation to our Vendor Client to ensure that any offers made for this property can be substantiated one of our financial services representatives will contact you to qualify your offer.

ADDITIONAL NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be please to check the information for you. The agent has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from the solicitor or surveyor. All measurements quoted are approximate and are for guidance purposes only. Purchasers are advised to check all measurements critical to requirements.

BUSINESS HOURS

Monday to Friday 9.00 am till 5.30 pm & Saturday 9.00 am to 13.00 pm