



# Gilson Crescent Stoney Stanton

- Magnificent detached family home
- Beautifully upgraded throughout
- Sought-after modern development
- Open plan kitchen/diner
- Bay-fronted family sitting room
- Three double bedrooms and two bathrooms
- Attractive landscaped rear garden
- Idyllic village location
- EPC Rating TBC / Council Tax Band D / Freehold

Alexanders are delighted to bring to market this beautifully crafted detached family home, ideally positioned within a highly sought-after modern development, renowned for its community feel and convenient access to local amenities.

Having been thoughtfully and tastefully enhanced by the current owners, the property effortlessly surpasses expectations. Every detail has been carefully considered, with stylish interior panelling, refined and contemporary décor, and high-quality finishes throughout, creating a home that is both elegant and inviting. The accommodation offers a perfect balance of comfort and practicality, ideally suited to modern family living.

Externally, the property continues to impress, boasting immaculately landscaped gardens that provide a wonderful space for relaxation and entertaining alike. The outdoor areas have been superbly designed further enhancing the overall appeal of this exceptional home.

Early viewing is strongly advised to fully appreciate the quality, finish, and lifestyle opportunity on offer.





### Front Elevation

Upon approach, the home immediately impresses with its attractive bay-fronted façade, framed by carefully positioned potted plants and neatly manicured hedging that together create a warm and inviting first impression.

### Accommodation:

Stepping inside, a bright and welcoming reception hall sets the tone, filled with natural light and finished with sleek, contemporary styling that flows seamlessly throughout the property.

To the front of the home, a generous family sitting room provides a comfortable and versatile living space, ideal for relaxation and accommodating a range of freestanding furnishings. To the rear, the property truly excels with a stunning open-plan kitchen/diner, perfectly designed for everyday living. This impressive space features French doors opening onto the rear garden, overhead spotlighting, and a coordinated range of stylish base units and work surfaces that combine practicality with visual appeal.

A separate utility room adds further convenience, while a well-appointed guest cloakroom completes the ground floor.

Upstairs, the high standard continues with three beautifully presented double bedrooms, each thoughtfully styled to mirror the elegant finish found below. The accommodation is further enhanced by two bathrooms, including a well-appointed en suite to the main bedroom, alongside a modern family bathroom serving the remaining rooms.

### Gardens and land:

Externally, the rear garden is a true highlight, offering a carefully designed and landscaped outdoor space. A blend of porcelain and gravelled seating areas provides ideal spots for relaxation and entertaining, while a vibrant lawn is bordered by timber sleepers and mature raised flowerbeds, adding depth and character. The garden flows effortlessly from the kitchen/diner via the French doors, creating a seamless indoor-outdoor connection.

A detached garage further enhances the practicality of this exceptional home, providing additional storage and functionality.

### Location:

Stoney Stanton is a well-connected Leicestershire village set around 10 miles from Leicester and close to Hinckley, offering a blend of village charm and everyday convenience.

It provides a range of local amenities including shops, pubs, a primary school and community facilities, alongside nearby countryside walks and leisure attractions.

The village benefits from excellent transport links, with easy access to the M69, M1 and nearby rail connections, making it a convenient base for wider commuting across the Midlands.

### Method of Sale:

The property is offered for sale by Private Treaty.

### Measurements:

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

### Tenure:

The property is being sold freehold with vacant possession upon completion.

### Local Authority:

Blaby District Council, Council Offices, Desford Road, Narborough, Leicester, LE19 2EP. Council Tax Band D.





## Viewings:

Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth, 7 Main St, Market Bosworth, Nuneaton CV13 0JN.

## Services:

The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

## Public Rights of Way, Wayleaves & Easements:

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

## Plans and Boundaries:

The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

## Technical Information:

Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

## Money Laundering:

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

## General Note:

These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.



TOTAL FLOOR AREA: 1079 sq.ft. (100.3 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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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		



