22a Cross Street, Enderby LE19 4NJ
Telephone: 0116 286 9700 • Email: sales@nestegg-properties.co.uk
www.nestegg-properties.co.uk

NESTEGG PROPERTIES

FLOOR PLAN

DIMENSIONS

Hallway
9'8 x 7'3 (2.95m x 2.21m)

Kitchen
9'8 x 6'2 (2.95m x 1.88m)

Lounge Diner
15'7 x 14' (4.75m x 4.27m)

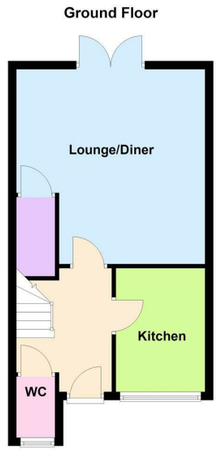
Downstairs Cloakroom
5'2 x 3'10 (1.57m x 1.17m)

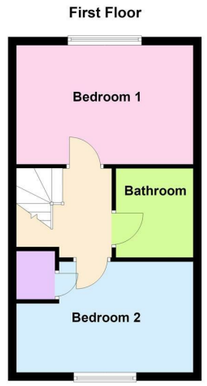
Landing

Bedroom One
9'6 x 14' (2.90m x 4.27m)

Bedroom Two
8'9 x 14' (2.67m x 4.27m)

Bathroom
7'2 x 6'10 (2.18m x 2.08m)







FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.
VIEWING Via our office at 22a Cross Street, Enderby, LE19 4NJ
Telephone: 0116286 9700 · Email: sales@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestegg-properties.co.uk/
FREE PROPERTY VALUATIONS Looking to sell? Need a valuation?
Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County – total coverage for your home.
Call us on 0116 2811 300 for free advice.
OFFER PROCEDURE If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.
MONEY LAUNDERING Money laundering regulations 2003 – Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.
These details do not constitute part of an offer or contract.
Agents notes- FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy, these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

1 Bowes Close, Stoney Stanton, LE9 4AN

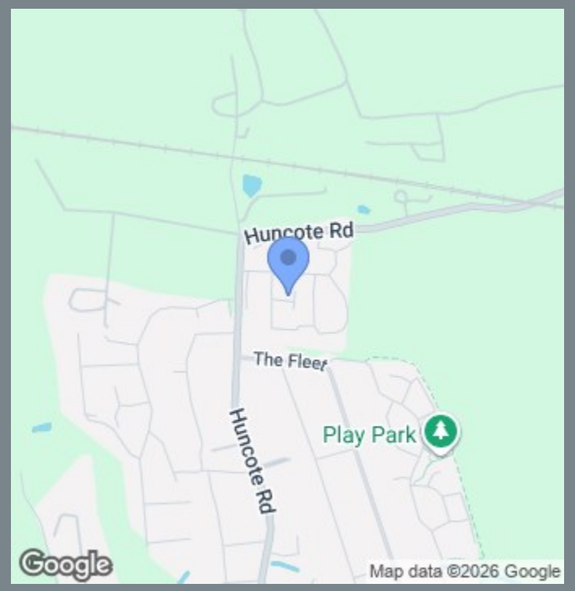
Offers In Excess Of £220,000

OVERVIEW

- Lovely Home On Modern Development
- No Onward Chain & Cul De Sac Position
- Hallway & Lovely Kitchen
- Open Plan Lounge Diner
- Downstairs Cloakroom
- Two Double Bedrooms & Bathroom
- Driveway & Landscaped Garden
- Still Under NHBC Building Warantee
- Viewing Is Essential
- EER - B, Freehold, Tax - B

LOCATION LOCATION....

Bowes Close is tucked away in a lovely cul-de-sac position within the popular village of Stoney Stanton, offering a wonderful combination of village charm. This well-established Leicestershire village has plenty to offer, with a great selection of local amenities including a Co-op store, post office, pharmacy, doctors' surgery, independent shops, hairdressers & a library, whilst Stoney Ground Coffee provides the perfect spot to catch up with friends. There are also several traditional village pubs, along with a choice of takeaways & places to eat. Families are well catered for with Manorfield Church of England Primary School within the village, whilst nearby secondary schooling includes Thomas Estley Community College & Heath Lane Academy. For those who enjoy spending time outdoors, Carey Hill Park offers a fantastic recreational space with children's play equipment, an outdoor gym & nearby tennis facilities, ideal for family afternoons & enjoying some fresh air. The surrounding countryside provides lovely opportunities for walking, cycling & exploring, with Fosse Meadows Country Park a short drive away, whilst the well-known Stoney Cove offers a unique setting for diving & open-water activities. Stanton Lakes is another lovely local destination, with its picturesque waterside setting providing somewhere a little different to enjoy a meal or drink. At the heart of the village, the community hall, library, churches & local clubs help create a real sense of belonging, making this a particularly appealing place to put down roots. For commuters, Stoney Stanton is conveniently positioned for access to the M69, M1 & A5, providing connections towards Leicester, Hinckley, Coventry & the wider motorway network. Nearby Narborough & Hinckley railway stations offer additional travel options, whilst local bus services connect the village with surrounding areas.











THE INSIDE STORY

If you are looking to take that exciting first step onto the property ladder, this two bedroom home could be just what you have been searching for! Tucked away in a cul de sac on a modern development, the property is offered with no onward chain & still benefits from the remainder of its NHBC warranty, giving its new owners that extra peace of mind. Ready to move straight into, this is a great opportunity to start making memories in a home of your own. Stepping inside, the entrance hallway leads into the kitchen, fitted with attractive shaker style cabinets providing plenty of storage & preparation space for cooking up your favourite meals. The lounge diner offers ample room for comfortable seating & a dining table, making it an ideal space for cosy evenings in front of the television, relaxed dinners for two or entertaining friends at the weekend. French doors open directly onto the rear garden, allowing natural light to fill the room & creating a connection between indoors & out during the warmer months. A downstairs cloakroom adds everyday convenience. Upstairs, the landing leads to two double bedrooms, both offering comfortable accommodation, with the second bedroom providing flexibility for visiting guests, a dressing room or perhaps that much-needed home office. A modern bathroom completes the first floor, offering a fresh & inviting space to start or finish the day. Outside, the driveway provides off road parking, whilst the landscaped rear garden has been thoughtfully designed to offer an attractive outdoor space without too much upkeep. With a beautiful patio area perfect for summer barbecues, alfresco dining or relaxing with a morning coffee, alongside a lawn providing space to enjoy the sunshine, it's an ideal spot for making the most of warmer days. A fantastic first time buy offering comfortable living, a cul de sac setting & the opportunity to simply move in, unpack & make it your own!







