



10 St. John Cole Crescent  
Stanton Under Bardon, Markfield, LE67 9AE

£260,000



## Brief Description

In the CHARMING VILLAGE of Stanton Under Bardon, St. John Cole Crescent presents a delightful opportunity to acquire a three-bedroom semi-detached house, perfectly suited for first-time buyers or families seeking a welcoming home. This property is CONVENIENTLY LOCATED in a peaceful cul-de-sac, offering easy access to the A50 and M1 motorway junctions, making commuting a breeze.

Upon entering, you are greeted by a welcoming hallway with a useful understairs storage cupboard and a convenient ground floor WC. The modern grey wood effect vinyl flooring flows seamlessly into the kitchen diner, which boasts a STYLISH range of cream gloss wall and base units. This well-appointed kitchen features an integrated oven, ample space for a dishwasher and freezer, and provides plenty of room for a dining table, making it an ideal space for family meals and entertaining. A separate UTILITY ROOM enhances functionality, offering additional appliance space and direct access to the garden.

The GENEROUS LIVING ROOM is a highlight of the home, featuring dual aspect windows and French doors that open onto the SUNLIT REAR GARDEN, creating a perfect indoor-outdoor living experience.

Upstairs, the property comprises three WELL-PROPORTIONED bedrooms, including a master suite with its own en-suite bathroom, overlooking the tranquil rear garden. The second bedroom also enjoys a rear view and features stylish pendant lighting, while the third bedroom is equally spacious. The family bathroom is MODERN and features a contemporary three-piece suite, complete with a bath, WC, and hand basin, all elegantly finished with tasteful tiling.

Externally, the SOUTH-FACING rear garden is a sun-drenched haven, easily maintained and enclosed within a fenced boundary, providing a safe space for children and pets. The front garden is laid to lawn, complemented by a laurel hedge and a paved pathway leading to the front door. Additionally, the tarmac driveway offers OFF-ROAD PARKING for multiple vehicles.





## ON THE GROUND FLOOR

Entrance Hall  
13'7" x 6'2" (4.14m x 1.88m)

Cloakroom WC

Living Room  
14'10" x 16'0" (4.52m x 4.88m)

Kitchen Diner  
9'5" x 16'0" (2.87m x 4.88m)

Utility Room  
7'5" x 4'6" (2.26m x 1.37m)

## ON THE FIRST FLOOR

Landing  
16'2" x 8'10" (4.93m x 2.69m)

Master Bedroom  
16'5" x 9'5" (5.00m x 2.87m)

En Suite  
3'11" x 8'3" (1.19m x 2.51m)

Bedroom 2  
10'0" x 9'4" (3.05m x 2.84m)

Bedroom 3  
11'9" x 6'3" (3.58m x 1.91m)

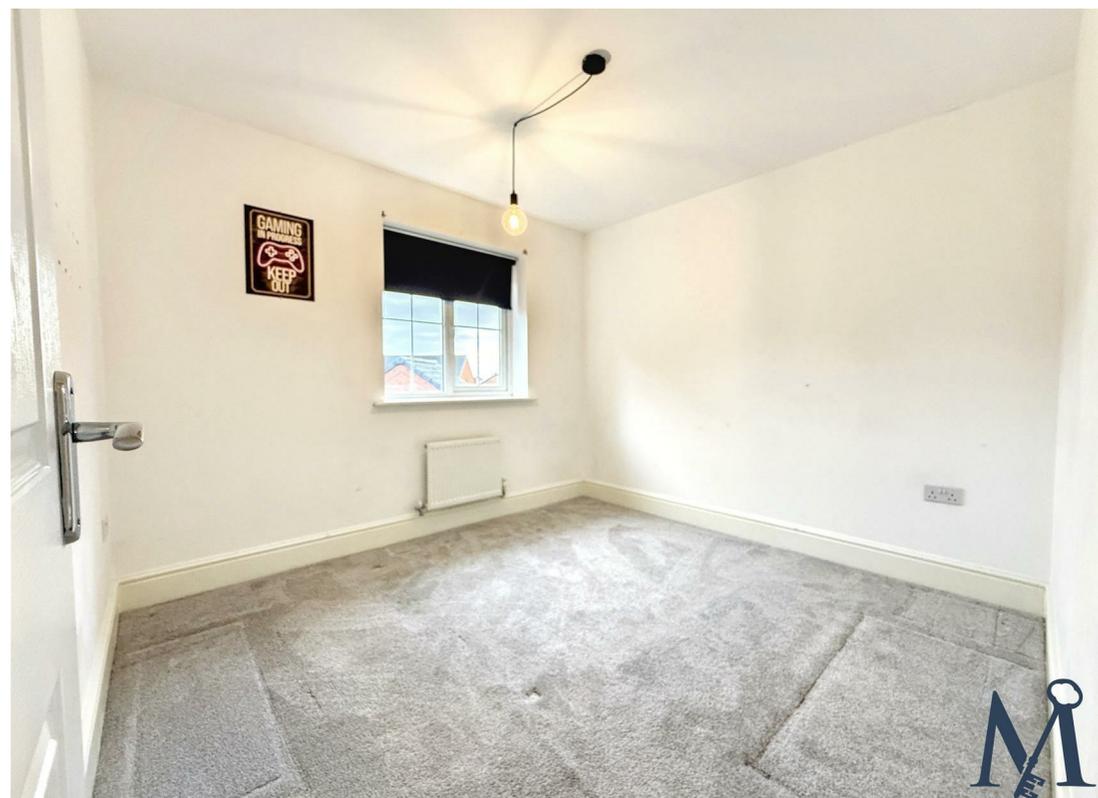
Family Bathroom  
6'9" x 6'3" (2.06m x 1.91m)

## ON THE OUTSIDE

Front Garden

Rear Garden

Driveway Parking





## Floor Plan



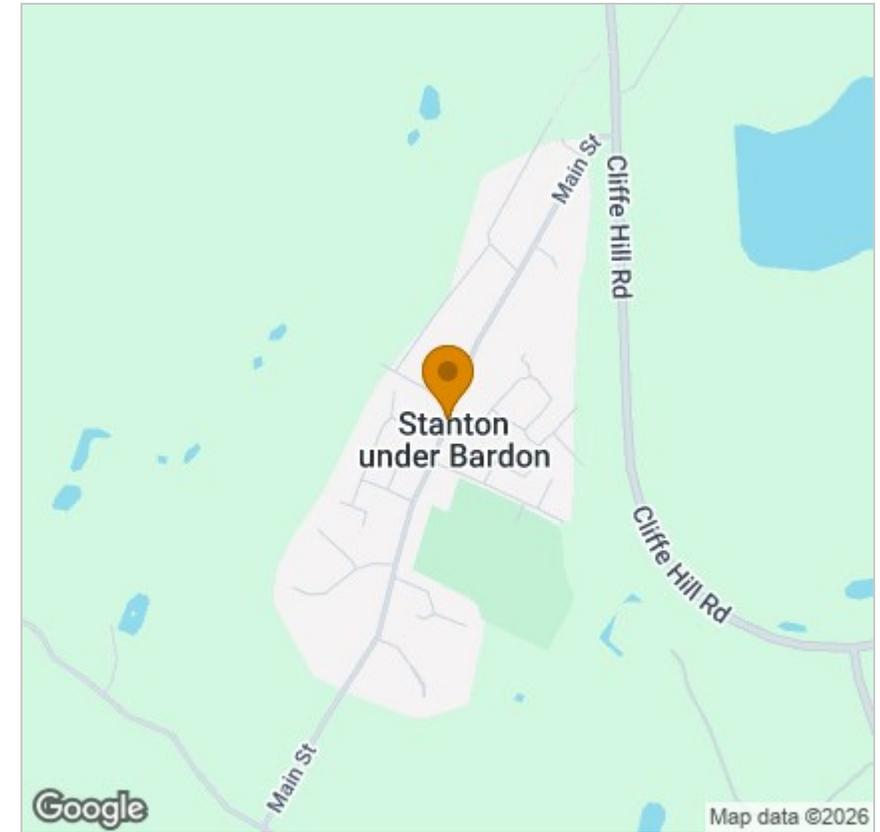
## Viewing

Please contact our Maynard Estates Office on 01530 682886 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

