



6 Meadow Close, Stoney Stanton, LE9 4BX
Asking Price Of £235,000 Freehold

Meadow Close, Stoney Stanton

3 Bedrooms, 1 Bathroom

Asking Price Of £235,000

- VILLAGE LOCATION
- IDEAL FIRST HOME
- LOUNGE
- KITCHEN DINER
- LEAN TO / UTILITY
- MODERN BATHROOM
- THREE BEDROOMS

Situated in the heart of Stoney Stanton, this well-presented three-bedroom semi-detached home offers an ideal opportunity for first-time buyers. The property features a comfortable lounge, a spacious kitchen diner, and a useful lean-to, providing additional storage or utility space. Upstairs, there is a modern family bathroom and three bedrooms.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Outside there is a good size rear garden, ideal for entertaining and to the front there is off road parking for two cars. A great first home in a popular village location.

ENTRANCE HALL Obscure double-glazed door and side panel to hallway, stairs to first floor, radiator, ceramic tiled flooring, door to lounge.

LOUNGE 14' 9" x 12' 2" (4.52m x 3.73m) Double glazed bay window to front, laminate wood flooring, radiator, access to kitchen diner.

KITCHEN DINER 15' 8" x 8' 7" (4.78m x 2.64m) Fitted with a modern range of base, wall and drawer units with roll top work surfaces above and inset sink unit with mixer tap, space and point for cooker, space for dishwasher, glass fronted display cabinets, double glazed window, useful storage / pantry area, ceramic tiled flooring, radiator, double glazed door to lean to / utility area.

LEAN TO / UTILITY AREA 14' 0" x 6' 5" (4.29m x 1.98m) Ceramic tiled floor, space and plumbing for washing machine, space for tumble dryer, double glazed door and window to rear garden.

LANDING Access to roof space which houses the gas boiler, double glazed window to side.

BEDROOM ONE 12' 4" x 9' 8" (3.78m x 2.97m) Double glazed window to rear, radiator.

BEDROOM TWO 11' 5" x 9' 1" (3.48m x 2.77m) Double glazed window to front, radiator.

BEDROOM THREE 6' 5" x 6' 3" (1.98m x 1.93m) Double glazed window to front, radiator

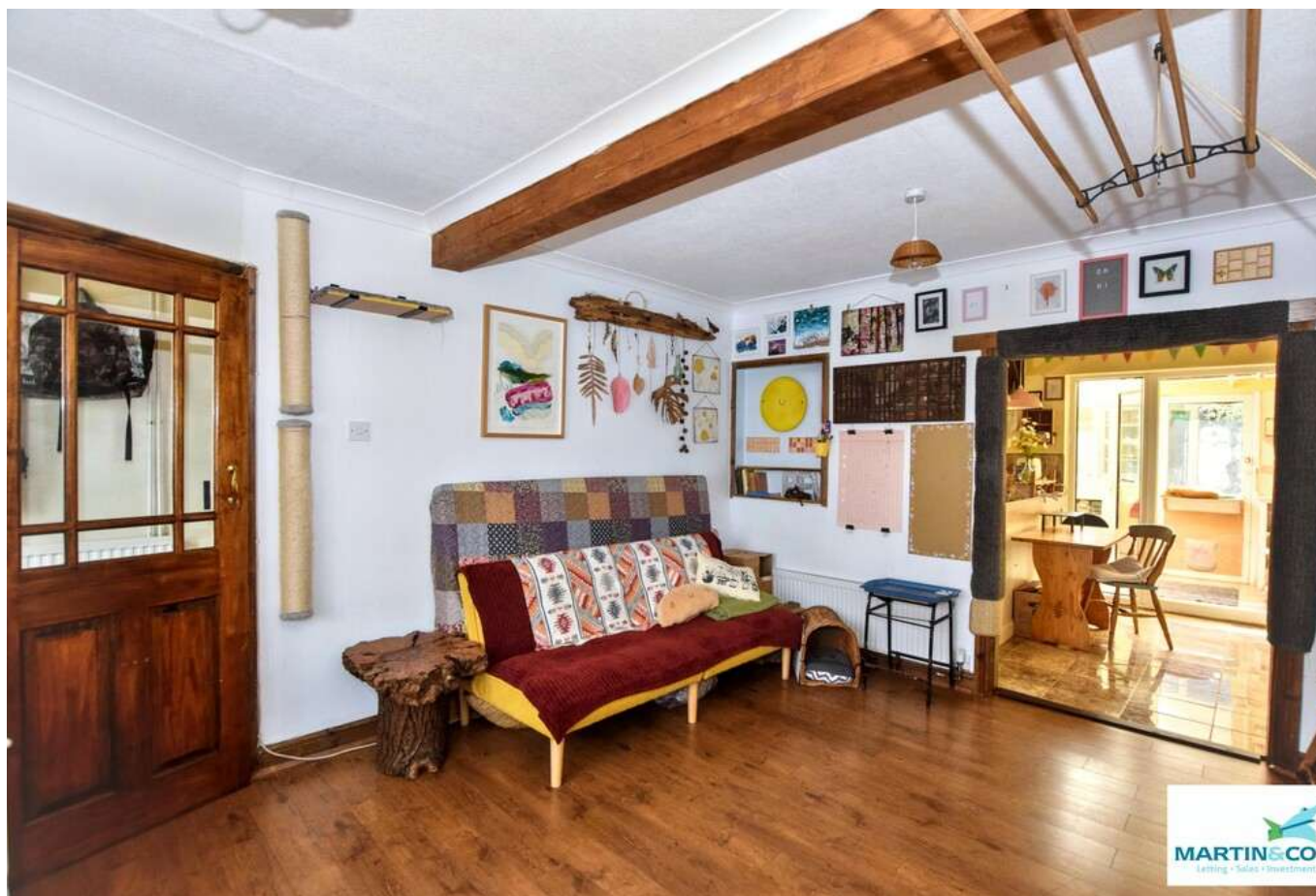
BATHROOM 8' 5" x 5' 5" (2.576m x 1.658m) Modern bathroom suite comprising panelled bath with main mixer unit and overhead power shower and attachment, pedestal hand wash basin with mixer tap, low level WC, heated hand towel rail, ceramic tiled

walls.

TO THE FRONT OF THE PROPERTY There is a shared gated drive, providing access to the side and rear of the property and parking to the front for two cars.

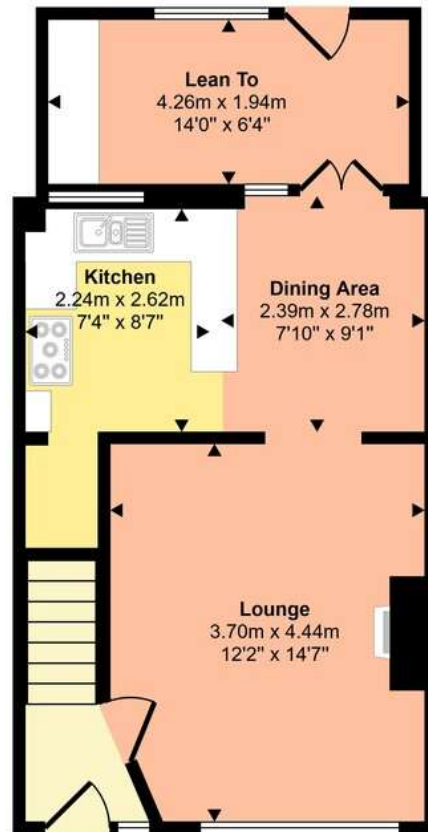
TO THE REAR OF THE PROPERTY A charming cottage-style garden featuring a covered pergola seating area, winding paths and walkways leading to the top, and a diverse array of plants and shrubs. It also boasts a good-sized shed and well stocked border.



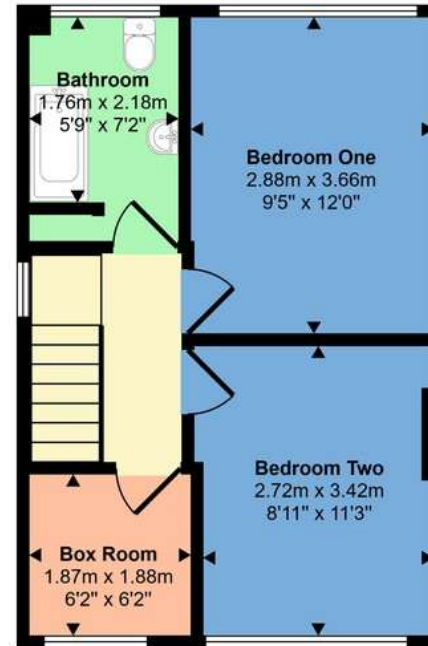




Approx Gross Internal Area
78 sq m / 840 sq ft



Ground Floor
Approx 43 sq m / 468 sq ft



First Floor
Approx 35 sq m / 372 sq ft

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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with MyFloorplan 360.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

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