

Sinclair



276 Main Street, Stanton Under Bardon

Offers Over £258,500

276 Main Street

Stanton Under Bardon

This THREE BEDROOM SEMI DETACHED FAMILY HOME comes to the market within the sought after village of Stanton Under Bardon, and boasts a larger than average rear garden, ample off road parking to the front, a modern 17'2" open plan kitchen/diner. In brief the property comprises entrance hall, lounge and kitchen/diner to the ground floor with stairs rising to the first floor landing giving way to three good sized bedrooms and the family bathroom. Externally the property enjoys a private garden to rear and a double driveway offering off road parking to the front. Early viewing is highly advised in order to avoid disappointment. EPC RATING D.

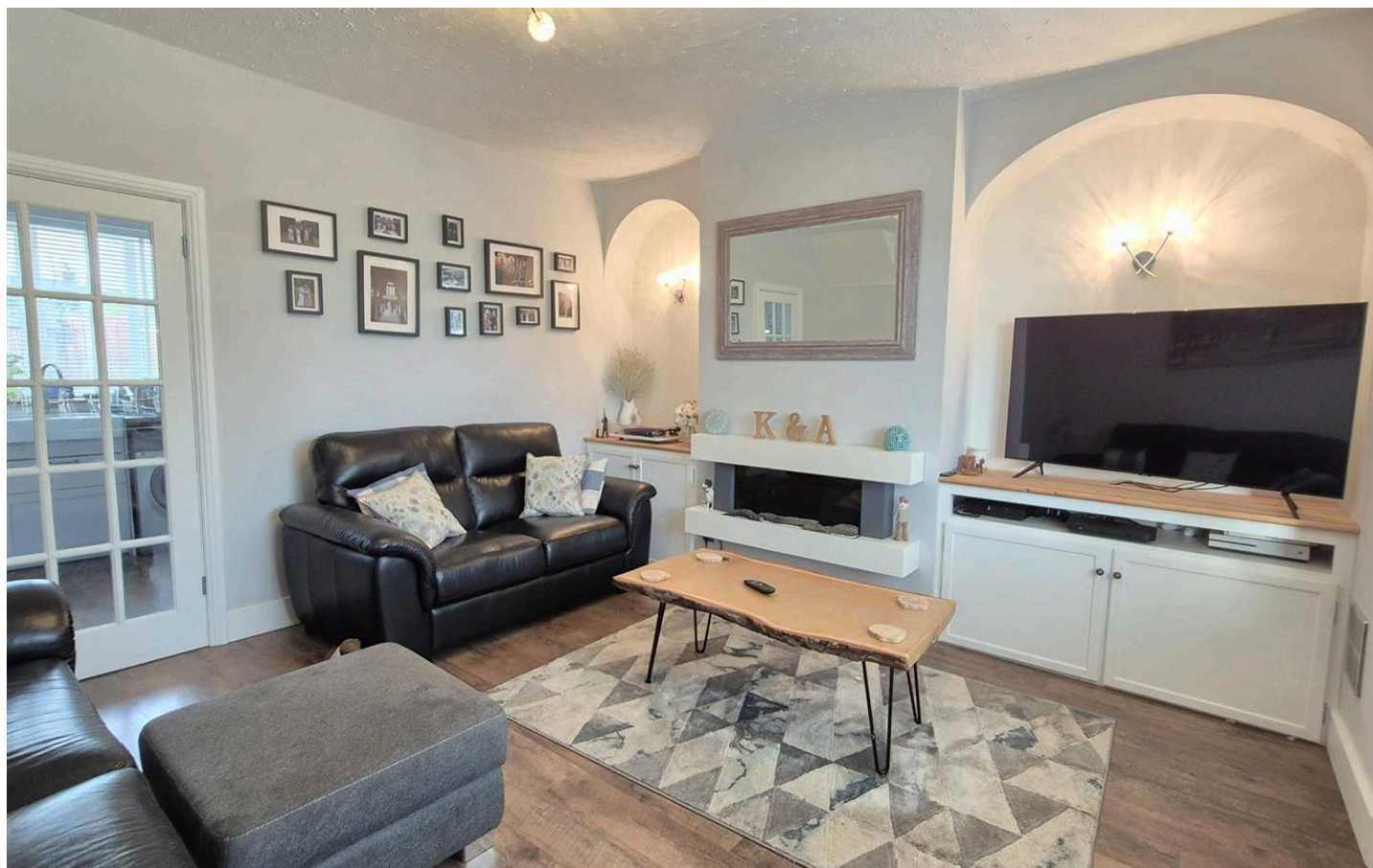
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Open Plan Kitchen/Diner
- Sought After Location
- Off Road Parking
- Private Rear Garden
- Semi Detached House
- Three Bedrooms



GROUND FLOOR

Entrance Hall

Entered through a composite front door with stairs rising to the first floor and having timber effect laminate flooring.

Lounge

12' 9" x 13' 2" (3.89m x 4.01m)

Enjoying a uPVC double glazed bay window to the front with a fitted day seat, electric wall mounted fire place flanked by bespoke fitted storage cabinet and complimentary wall lighting and continued timber effect flooring from the entrance hall.

Kitchen/Diner

8' 4" x 17' 2" (2.54m x 5.23m)

Inclusive of a range of modern wall and base units, an inset modern Belfast style sink with Swan Neck tap, a four ring gas hob with electric oven and grill and extractor hood over, space and plumbing for appliances, two uPVC double glazed windows to rear with further double glazed window to side and benefiting from understairs storage. Other benefits include tiling to splash prone areas, timber effect laminate flooring and uPVC double glazed door accessing the private rear garden.



FIRST FLOOR

Landing

Stairs rising to the first floor landing gives way to three good sized bedrooms and the family bathroom and comprises a loft hatch, uPVC double glazed window to side and access to over stairs storage which in turn hosts the gas fired central heating boiler.

Bedroom One

9' 9" x 10' 9" (2.97m x 3.28m)

Enjoying a uPVC double glazed window to front.



Bedroom Two

11' 8" x 7' 2" (3.56m x 2.18m)

Enjoying a range of fitted wardrobes with dresser unit and uPVC double glazed window to the rear.

Bedroom Three

8' 6" x 7' 9" (2.59m x 2.36m)

Having uPVC double glazed window to rear.

Family Bathroom

5' 5" x 6' 0" (1.65m x 1.83m)

This three piece suite comprises a low level push button w.c., a vanity wash hand basin with mono block mixer tap, L-shaped bath with splash screen and thermostatic mixer shower over, ceramic tiled flooring and walls, inset down lights, extractor fan, heated towel rail and opaque uPVC double glazed window to front.

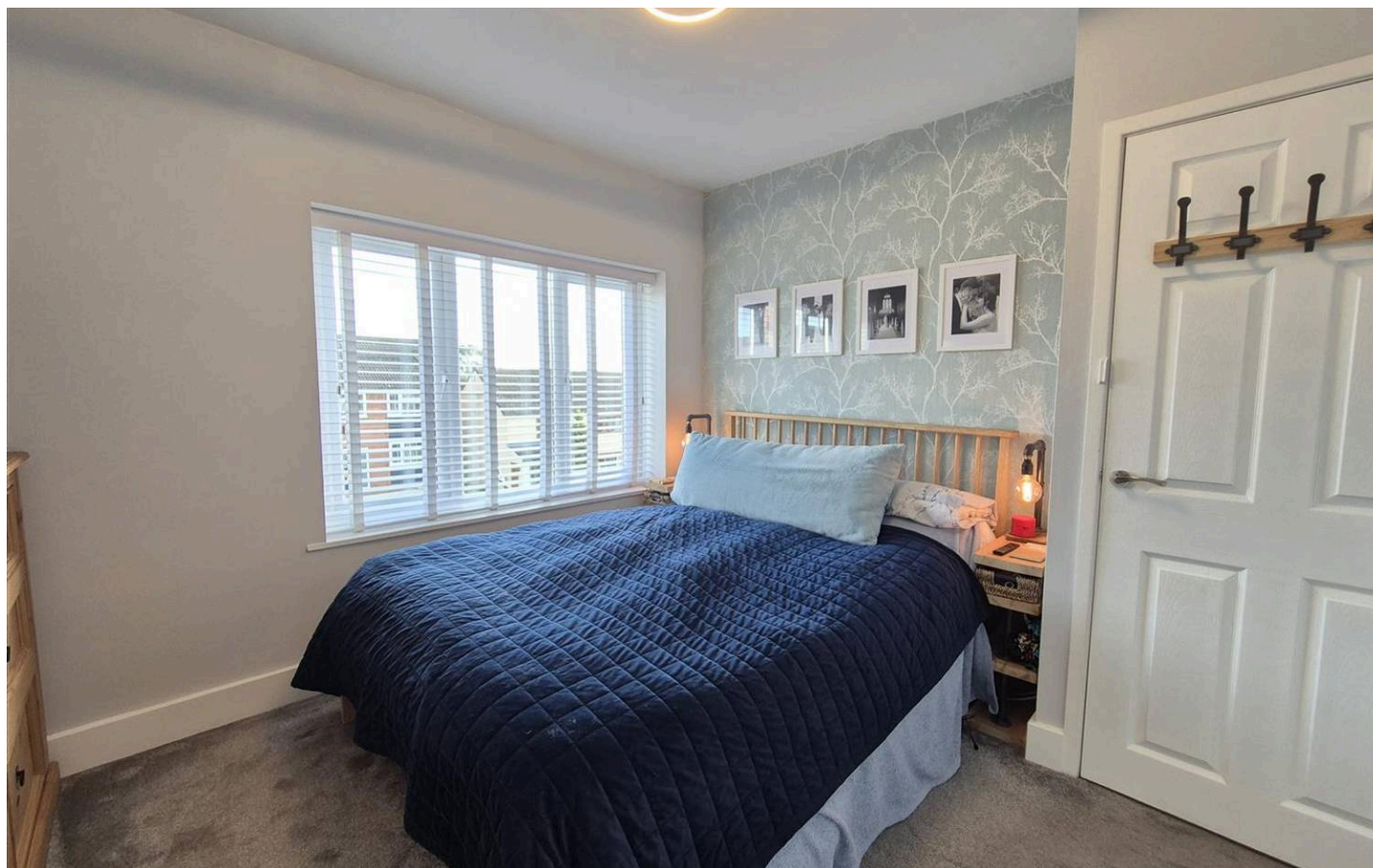
OUTSIDE

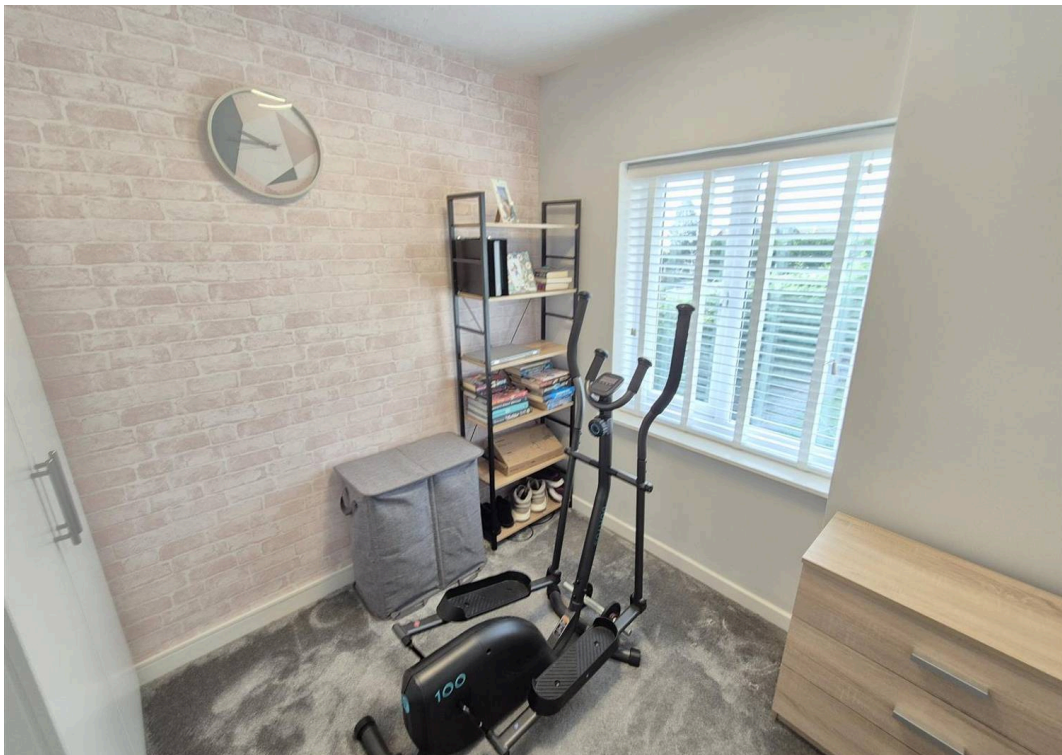
Private Rear Garden

An expansive paved patio area, is facilitated by an external power point and both hot and cold water points and gives way to a well maintained lawn which in turn is accessible via double timber framed gates from the front driveway (able to accommodate) vehicular access and flanked by planted borders. To the rear of the garden is a greenhouse and large timber shed.

Front

A double tarmac driveway offers off road parking for multiple vehicles and sits adjacent to areas of elevated shrubbery, partitioned by paved timber sleepers and giving way to the front door beneath a canopy porch.

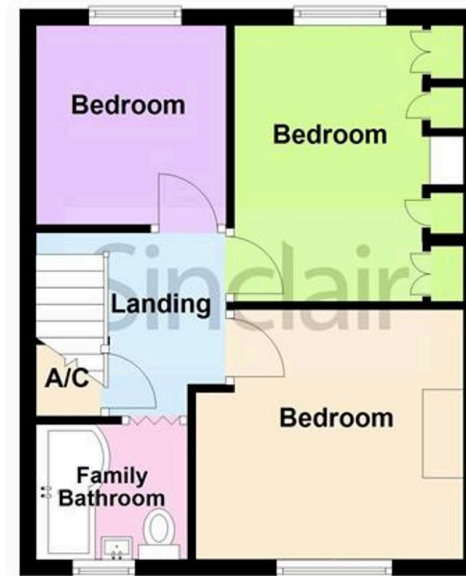




Ground Floor



First Floor





Sinclair Estate Agents

Sinclair Estate Agents, 3 Belvoir Road, Coalville – LE67 3PD

01530 838338

coalville@sinclairestateagents.co.uk

www.sinclairestateagents.co.uk/#/

Digital Markets Competition & Consumers Act 2024 (DMCC ACT) – The DMCC Act which came into force in April 2025 is designed to ensure that consumers are treated fairly and have all the necessary information required to make an informed purchase. Sinclair are committed to providing material information relating to the properties we market to assist prospective buyers when making a decision to proceed with a property purchase. It should be noted that all information will need to be verified by the buyers solicitors and is given in good faith from information obtained by sources including but not restricted to HMRC Land Registry, Spectre, Gov.uk and information provided and verified by our vendors.