

62 John Bold Avenue, Stoney Stanton, LE9 4DN

£329,950

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HOMES & PROPERTY

RH Homes and Property are very pleased to offer this extended three bedroom detached house in a desirable residential location in the popular village of Stoney Stanton. Briefly comprising an Entrance Hallway, Lounge/Dining Room, Breakfast Kitchen, Conservatory, Downstairs WC/Utility. Landing, Three Bedrooms, Bathroom & Upstairs WC. The properties other great benefits are tipple width driveway and a adjacent driveway running along the side of the house to a detached Garage set to the rear of the home. Also, there are front & rear gardens, UPVC double glazing, and gas central heating throughout.







Council Tax - C

Entrance Hall
With laminate wood flooring under stairs cupboard radiator and upvc double glazed door to the front elevation

Lounge/Dining Room
12'6 x 25'5 (3.81m x 7.75m)
With laminate wood flooring living effect gas fire set in wood and marble surround 2 radiators upvc double glazed bow window to the front and upvc double glazed French doors to the rear.

Breakfast Kitchen
8'3 x 19'5 (2.51m x 5.92m)
Having a good range of wall and base level units with working surfaces over and tiled splashbacks, inset one and a half stainless steel sink and drainer, 4 ring electric hob and hood over, eye level double oven, integrated dishwasher, fridge, and freezer, wine racking, sliding pantry door entrance, laminate wood flooring, upvc double glazed door to the side aspect, and further upvc double glazed window to the rear garden elevation.





Conservatory
9'2 x 10'3 (2.79m x 3.12m)
With radiator vinyl flooring ceiling skylight window and upvc double glazed French door to the rear aspect.



WC/Utility
Having a two piece white suite of low flush WC and wash hand basin with tiled splashbacks, and plumbing for a washing and drying machine stack.

Landing
With loft hatch, airing cupboard housing an Ideal combination boiler, and upvc double glazed window to the side elevation.







Bedroom One
12'1 x 12'11 (3.68m x 3.94m)
With radiator and upvc double glazed window to the front elevation.

Bedroom Two
9'10 x 12'3 (3.00m x 3.73m)
With radiator and upvc double glazed window to the rear elevation.

Bedroom Three
7'10 x 8'9 (2.39m x 2.67m)
With radiator, over stairs cupboard, and upvc double glazed window to the front aspect.

Bathroom
6'1 x 5'7 (1.85m x 1.70m)
Having a two piece white suite comprising pea bath with electric shower over and glass screen, and wash hand basin, extractor fan, full tiled surround and tiled flooring, shaver socket, heated Chrome towel rail, and upvc double glazed window to the rear aspect.

WC
With radiator, low flush WC, and upvc double glazed window to the rear aspect.







Detached Garage
Being brick built with pitch roof and having and up and over door, there is also power, lighting, and UPVC double glazed window and timber door to the side garden elevation.

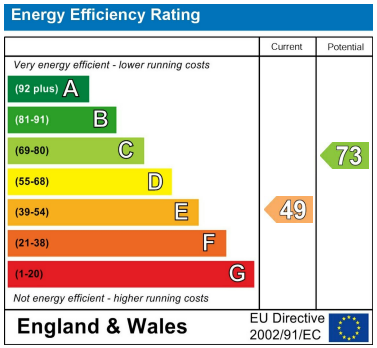
Outside
To the front is a block paved driveway allowing for multiple vehicle off-road parking and a further adjacent running block paved driveway which leads to the brick built detached garage.

To the rear is a mainly lawned garden with stone borders and a block paved footpath leading to a slabbed patio and pagoda seating area.





Leaving Hinckley along London Road, which proceeds into Sapcote Road, Burbage, at the M69 roundabout take the second turning towards Sapcote along Hinckley Road, take a left turning just prior to the garden centre onto Stanton Lane, which proceeds into Hinckley Road of Stoney Stanton. At the T-junction turn right into New Street, and then left onto Long Street, then right onto Clint Hill Drive, and left onto John Bold Avenue, where the property is situated on the right hand side easily identified by the RHHP for sale board. For



Viewing

Please contact our RH Homes and Property Office on 01455 633244
if you wish to arrange a viewing appointment for this property or require further information.

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108 Castle Street, Hinckley, Leicestershire, LE10 1DD
Tel: 01455 633244 Email: rharris@rhhomesandproperty.com
www.rhhomesandproperty.com