

Sinclair



16 Preston Close, Stanton Under Bardon

£290,000

16 Preston Close

Stanton Under Bardon

Offered with NO UPWARD CHAIN, this THREE BEDROOM DETACHED HOME occupies a corner plot within the popular commuter village of Stanton Under Bardon and benefits from a larger than average detached garage/workshop, field views to the rear, and whilst in need of some modernising the home incorporates an open plan lounge and dining room, separate kitchen, side lobby and ground floor w.c with stairs rising to the first floor offering three bedrooms and a family bathroom.

Council Tax band: C

Tenure: Freehold

- No Upward Chain
- Three Bedroom Detached Home
- Detached Garage
- Field Views
- Corner Plot
- Cul-De-Sac



GROUND FLOOR

Entrance Hall

Entered via a uPVC front door and comprising stairs rising to the first floor and an adjacent uPVC double glazed window.

Lounge

11' 6" x 16' 2" (3.51m x 4.93m)

Having a uPVC double glazed window to front, coving, inset downlights and accessing the dining room via an archway.

Dining Room

9' 5" x 10' 4" (2.87m x 3.15m)

Having parquet flooring, coving and a uPVC double glazed window to rear.

Kitchen

11' 1" x 9' 0" (3.38m x 2.74m)

Inclusive of a range of wall and base units with red quartz work surfaces, a sink and drainer unit with mixer tap, freestanding gas cooker with tiling to splash prone areas, tiled effect vinyl flooring, space and plumbing for appliances, access to the understairs storage pantry area, the wall mounted gas fired central heating boiler and uPVC double glazed window to rear.

Side Lobby

Having continued flooring from the kitchen and accessing both the private rear garden via a uPVC double glazed door and w.c respectively and comprising a uPVC double glazed window to side.

W.C

Comprising a low level w.c, pedestal wash hand basin with tiled splashbacks, continued flooring from the side lobby and having an opaque uPVC double glazed window to rear.



FIRST FLOOR

Landing

The stairs rising to the first floor landing gives way to three bedrooms and the family bathroom and comprises an airing cupboard, loft hatch and uPVC double glazed window to side.

Bedroom One

11' 6" x 9' 4" (3.51m x 2.84m)

Having uPVC double glazed window to front and a range of fitted wardrobes and coving.

Bedroom Two

8' 8" x 10' 4" (2.64m x 3.15m)

Having uPVC double glazed window to rear, fitted wardrobes and coving.

Bedroom Three

8' 9" x 8' 0" (2.67m x 2.44m)

Having uPVC double glazed window to front, access to over stairs storage and coving.

Bathroom

5' 4" x 9' 0" (1.63m x 2.74m)

This three piece suite comprises a low level push button w.c, pedestal wash hand basin, panelled bath with shower attachment, part tiled walls, coving and an opaque uPVC double glazed window to both side and rear.



REAR GARDEN

Enjoying sunny views and a field aspect. The rear garden comprises a paved patio area, water point, a host of shrubs, a well maintained lawn with an array of trees and surrounded by timber close board fence panelling.

FRONT GARDEN

Having an area of stone shingling, an area of planted mature shrubs, access to the front door and having two side gated access into the private rear garden.

Driveway

A tandem tarmacadam driveway offers off road parking for multiple vehicles and gives way to the detached garage.

Garage

28' 0" x 16' 0" (8.53m x 4.88m)

Entered via an up and over door to front with separate uPVC personnel door, two uPVC double glazed windows to side and having both light and power.



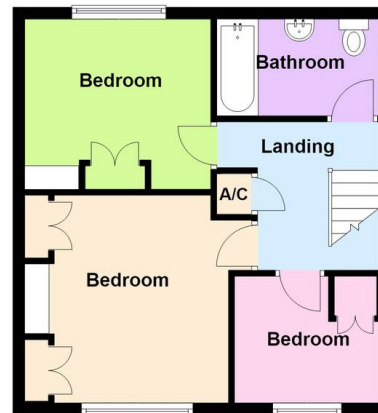




Ground Floor



First Floor





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