



Connells

Hinckley Road
Stoney Stanton Leicester

Hinckley Road
Stoney Stanton Leicester LE9 4LL

for sale offers in the region of
£300,000



Property Description

Situated in the ever-popular Stoney Stanton, this well-presented 3/4 bedroom detached home offers generous and well-laid out living space, a large south-facing garden and ample parking, all in a desirable village setting.

Step inside to find a welcoming entrance, a spacious stylish living room, dining area, kitchen with separate utility room and a versatile layout that flows effortlessly throughout. Being single storey, this house is low-maintenance and therefore perfect for busy couples, families or retired owners alike.

The three bedrooms are well-proportioned with plenty of natural light and thoughtful finishes and there is a family bathroom. An additional room currently used as a home-office / studio could easily be a fourth bedroom or additional den and has a useful second cloakroom next to it.

To the rear, enjoy a large private garden with established borders and a lawn big enough for kids to play football on! With two large sheds, both having mains power, with scope for green-fingered buyers or a low-maintenance retreat.

To the front there is a car port and driveway for several vehicles.

The house is located in the well-connected friendly village of Stoney Stanton which has a vast array of amenities including shops, nursery, pubs, doctor surgery, post office, restaurants, Stoney Cove, countryside walks and a recreation area - all within walking distance. Quick access to Hinckley, Blaby, Leicester, and the M69. Great sense of community and excellent neighbours.



Lounge

11' 11" x 15' 3" (3.63m x 4.65m)

With carpet floor, double-radiator, electric fireplace, TV points and window to the rear.

Dining Room

11' 11" x 8' 6" (3.63m x 2.59m)

With carpet floor, radiator and window to the rear and access to the kitchen.

Kitchen

11' 11" x 6' 11" (3.63m x 2.11m)

Fitted kitchen with a range of wall and base units, sink with mixer tap, space for appliance and window to the rear.

Utility Room

2' 7" x 6' 3" (0.79m x 1.91m)

With plumbing for washing machine.

Study/Office

11' 6" x 8' 4" (3.51m x 2.54m)

With carpet floor, radiator and window to the rear.

Cloakroom

4' 10" x 3' 2" (1.47m x 0.97m)

Bedroom 1

12' 7" x 9' (3.84m x 2.74m)

With carpet floor, double radiator and window to the front.

Bedroom 2

9' 3" x 9' (2.82m x 2.74m)

With carpet floor, double radiator and window to the front.

Bedroom 3

6' 8" x 9' 9" (2.03m x 2.97m)

With carpet floor, double radiator and window to the side.

Bathroom

6' 8" x 5' 7" (2.03m x 1.70m)

Having a bath with shower over, hand wash basin, radiator, and Worcester combi boiler. window to the side.

With separate toilet (2' 8" x 5' 11").

Outside

The property benefits from a car port with space for two vehicles, with further parking available to the side (for up to 4 vehicles). To the rear, the home boasts a generous enclosed garden featuring well-maintained flower beds with power supply, a patio area perfect for outdoor entertaining, and a lawn surrounded by established borders.

Video Tour

<https://www.youtube.com/watch?v=ICFEPeAm5LU>









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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88 Castle Street
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EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/HIN313173



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