

Alexanders
MarketMakers.

The Fleet
Stoney Stanton

- Beautifully presented detached bungalow
- Impressive fitted kitchen with integrated appliances
- Bright airy sitting/dining room
- Versatile studio and office space
- Two well-proportioned bedrooms
- Covered carport and walkway
- Beautifully landscaped rear garden
- Generous lawn and paved terrace
- EPC Rating D / Council Tax Band C / Freehold

A beautifully presented detached bungalow, offering stylish and versatile single-level living, complemented by an excellent range of additional spaces and a delightful landscaped garden.

The central entrance hall provides access to two well-proportioned bedrooms, one of which is currently utilised as a dining room and enjoys direct access to the garden via French doors. The accommodation also includes a contemporary bathroom and a bright and welcoming sitting/dining room, complete with a stylish modern fireplace.

The impressive kitchen is fitted with sleek cabinetry, integrated appliances and attractive wooden work surfaces, with convenient direct access into the carport.

Further enhancing the property's versatility is a covered carport and walkway, featuring large glazed doors and providing access to a dedicated studio and useful office area. This flexible additional space offers excellent scope for working from home, hobbies, entertaining or simply accommodating individual lifestyle needs.













Gardens and land:
The beautifully maintained rear garden features a generous lawn, paved terrace and raised flower beds, creating an attractive and peaceful setting to enjoy throughout the year. The covered outdoor area provides a further sheltered space for relaxing and entertaining, while French doors from the dining room create a lovely connection with the garden.

To the front, a well-tended garden complements the property, with a large driveway providing ample off-road parking and direct access to the carport.

Location:
Stoney Stanton is a popular and well-established Leicestershire village, offering an excellent range of everyday amenities alongside a strong sense of community. Local facilities include a primary school, doctors' surgery, library, convenience stores, independent shops, cafés and a choice of traditional pubs and places to eat. Leisure opportunities are also particularly good, with the renowned Stoney Cove, Stanton Lakes and a variety of parks, green spaces and sporting facilities all within easy reach.

The neighbouring market town of Hinckley is approximately five miles away, providing a broader range of shopping, leisure and commercial facilities, while Leicester city centre is readily accessible by road. For commuters, the village is particularly well placed for road connections, with the M69 providing convenient access to the M1 and wider motorway network. Hinckley railway station offers regular services towards Leicester and Nuneaton, while regular bus services connect Stoney Stanton with Hinckley, Leicester and surrounding villages.

Method of Sale:
The property is offered for sale by Private Treaty.

Measurements:
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:
The property is being sold freehold with vacant possession upon completion.

Local Authority:
Blaby District Council, Council Offices, Desford Road, Narborough, Leicester, LE19 2EP. Council Tax Band C.

Viewings:
Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth, 7 Main St, Market Bosworth, Nuneaton CV13 0JN.

Services:
The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including heating, plumbing and electrics, have been tested by the selling agents.

Public Rights of Way, Wayleaves & Easements:
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

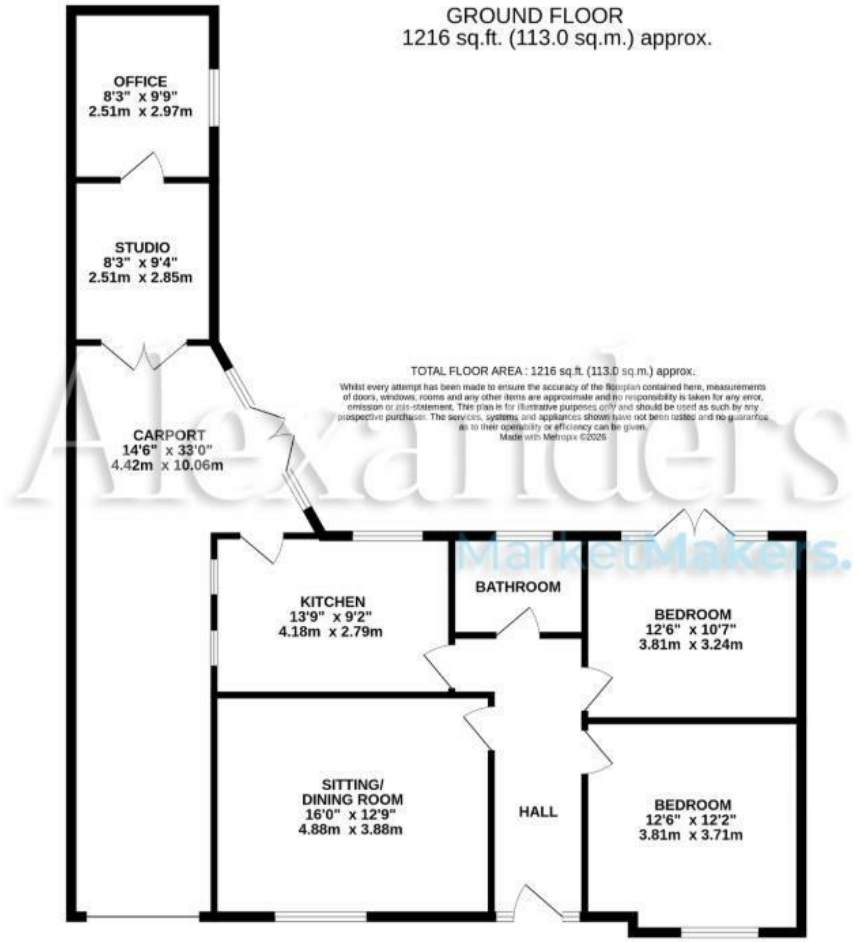
Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.


Alexander

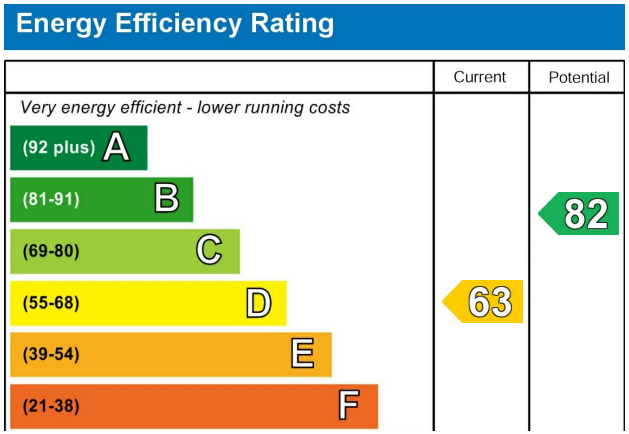
Technical Information:
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

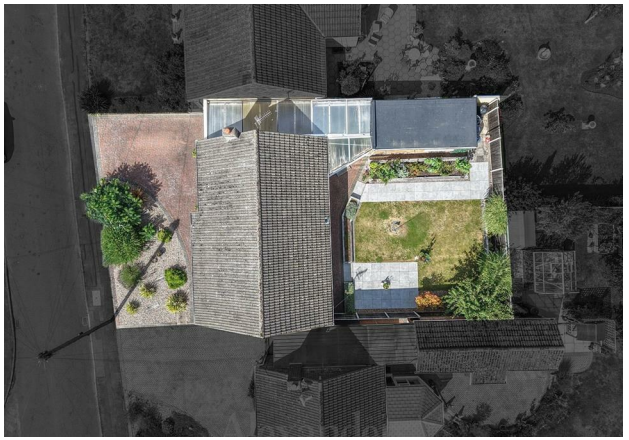
Money Laundering:
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note:
These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.











Alexanders
MarketMakers.