



16 Highfield Street, Stoney Stanton, LE9 4DF

£234,500



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RH Homes And Property are very pleased to offer to market this nicely presented three bedroom semi-detached house in the popular village of Stoney Stanton. The house briefly comprises: Lounge, Dining Kitchen, First Floor Landing, Three Bedrooms and Family Bathroom. To the front is an ample driveway for two car off road parking, and there is an enclosed recently landscaped and turfed rear lawn and garden area. Also, the property benefits from UPVC double glazing, gas central heating, and recently replaced oak wood doors throughout.

Council Tax - B

Lounge

15'6 x 14'9 (4.72m x 4.50m)

With laminate wood flooring, multi fuel burner set in a brick and slate surround with an oak wood beam over, two radiators, useful fitted wood storage units, and a UPVC double glazed window to the front elevation.

Dining Kitchen

15'8 x 8'6 (4.78m x 2.59m)

Having a good range of modern wall and base units with wooden working surfaces over and tiled splashback surround, ceramic sink and drainer with mixer tap, four ring gas hob with hood over, eye level oven, plumbing for washing machine, pantry access, vertical radiator, and UPVC double glazed window and door to the rear and side elevations.

First Floor Landing

With loft access, UPVC double glazed window to the side aspect, and access of to:

Bedroom One

9'10 x 12'2 (3.00m x 3.71m)

Having mirror fronted wardrobes, laminate wood flooring, radiator and UPVC double glazed window to the rear aspect.

Bedroom Two

9'1 x 11'3 (2.77m x 3.43m)

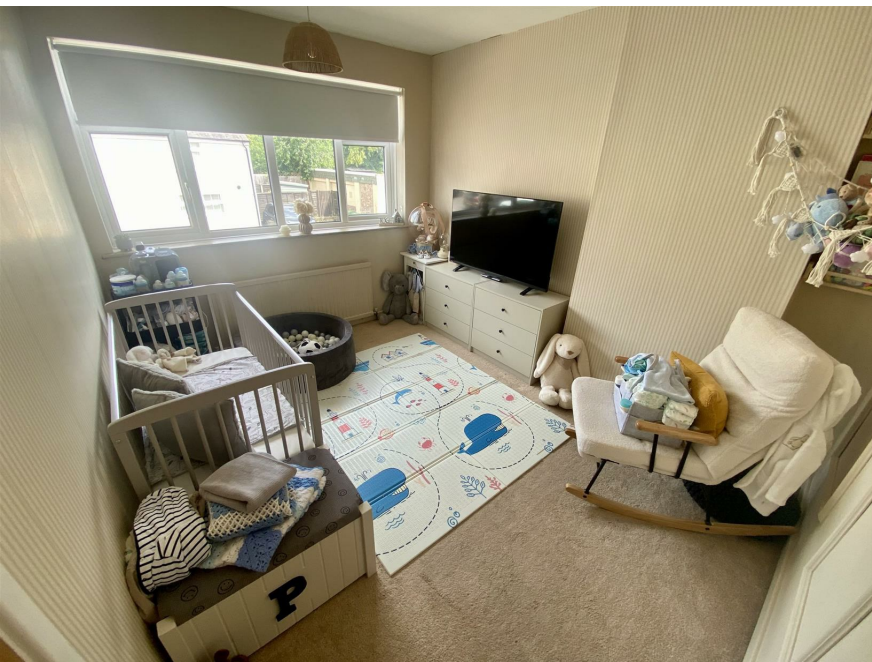
Having a radiator and UPVC double glazed window to the front aspect.

Bedroom Three

6'2 x 6'3 (1.88m x 1.91m)

Having a fitted single bed with storage below, vinyl flooring, radiator and UPVC double glazed window to the front elevation.





Family Bathroom

5'6 x 8'3 (1.68m x 2.51m)

Offering a three piece white suite comprising low flush WC, wash hand basin and bath with thermostatic rainfall shower and handheld head with screen, heated mat towel rail, full tiled surround, laminate wood flooring, extractor, and UPVC double glazed window to the rear aspect.

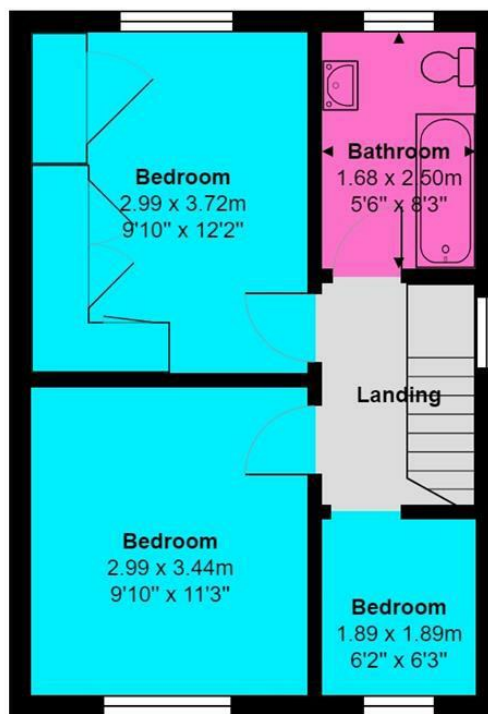
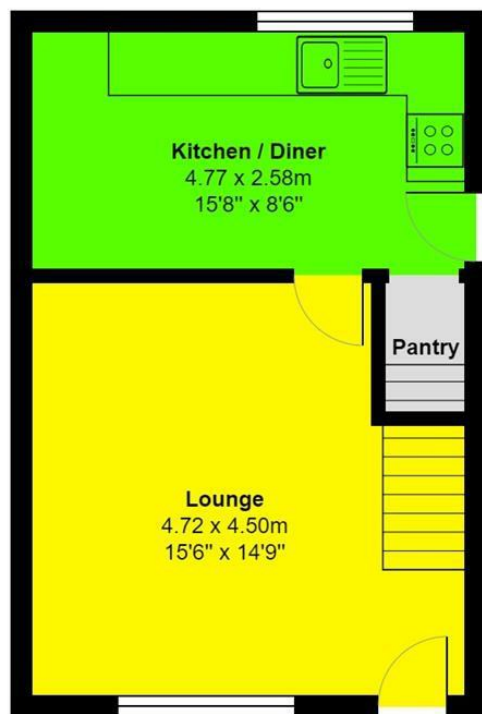
Outside

To the front is a stoned driveway allowing for off road parking for multiple vehicles.



The rear can be accessed via a timber gate and leading to a slabbed patio and mainly lawned enclosed rear garden with a good sized timber storage shed at the foot of the garden





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Total Area: 69.4 m² ... 747 ft²

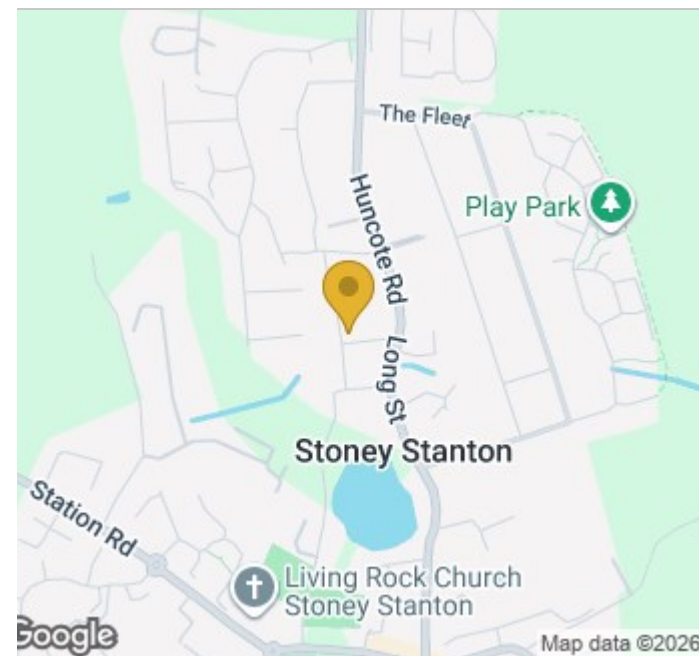
All measurements are approximate and for display purposes only

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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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. At the T-junction turn right into New Street, and then left onto Long Street. Continue along Long Street until the left turn for Highfields Street where the property is located on the left hand side towards the end of the street. For SATNAV users the post

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		86
(81-81) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		72
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC