

10 St. John Cole Crescent
Stanton Under Bardon, Markfield, LE67 9AE

£270,000



Brief Description

In the CHARMING VILLAGE of Stanton Under Bardon, St. John Cole Crescent presents a delightful opportunity to acquire a three-bedroom semi-detached house, perfectly suited for first-time buyers or families seeking a welcoming home. This property is CONVENIENTLY LOCATED in a peaceful cul-de-sac, offering easy access to the A50 and M1 motorway junctions, making commuting a breeze.

Upon entering, you are greeted by a welcoming hallway with a useful understairs storage cupboard and a convenient ground floor WC. The modern grey wood effect vinyl flooring flows seamlessly into the kitchen diner, which boasts a STYLISH range of cream gloss wall and base units. This well-appointed kitchen features an integrated oven, ample space for a dishwasher and freezer, and provides plenty of room for a dining table, making it an ideal space for family meals and entertaining. A separate UTILITY ROOM enhances functionality, offering additional appliance space and direct access to the garden.

The GENEROUS LIVING ROOM is a highlight of the home, featuring dual aspect windows and French doors that open onto the SUNLIT REAR GARDEN, creating a perfect indoor-outdoor living experience.

Upstairs, the property comprises three WELL-PROPORTIONED bedrooms, including a master suite with its own en-suite bathroom, overlooking the tranquil rear garden. The second bedroom also enjoys a rear view and features stylish pendant lighting, while the third bedroom is equally spacious. The family bathroom is MODERN and features a contemporary three-piece suite, complete with a bath, WC, and hand basin, all elegantly finished with tasteful tiling.

Externally, the SOUTH-FACING rear garden is a sun-drenched haven, easily maintained and enclosed within a fenced boundary, providing a safe space for children and pets. The front garden is laid to lawn, complemented by a laurel hedge and a paved pathway leading to the front door. Additionally, the tarmac driveway offers OFF-ROAD PARKING for multiple vehicles.





ON THE GROUND FLOOR

Entrance Hall
13'7" x 6'2" (4.14m x 1.88m)

Cloakroom WC

Living Room
14'10" x 16'0" (4.52m x 4.88m)

Kitchen Diner
9'5" x 16'0" (2.87m x 4.88m)

Utility Room
7'5" x 4'6" (2.26m x 1.37m)



ON THE FIRST FLOOR

Landing
16'2" x 8'10" (4.93m x 2.69m)

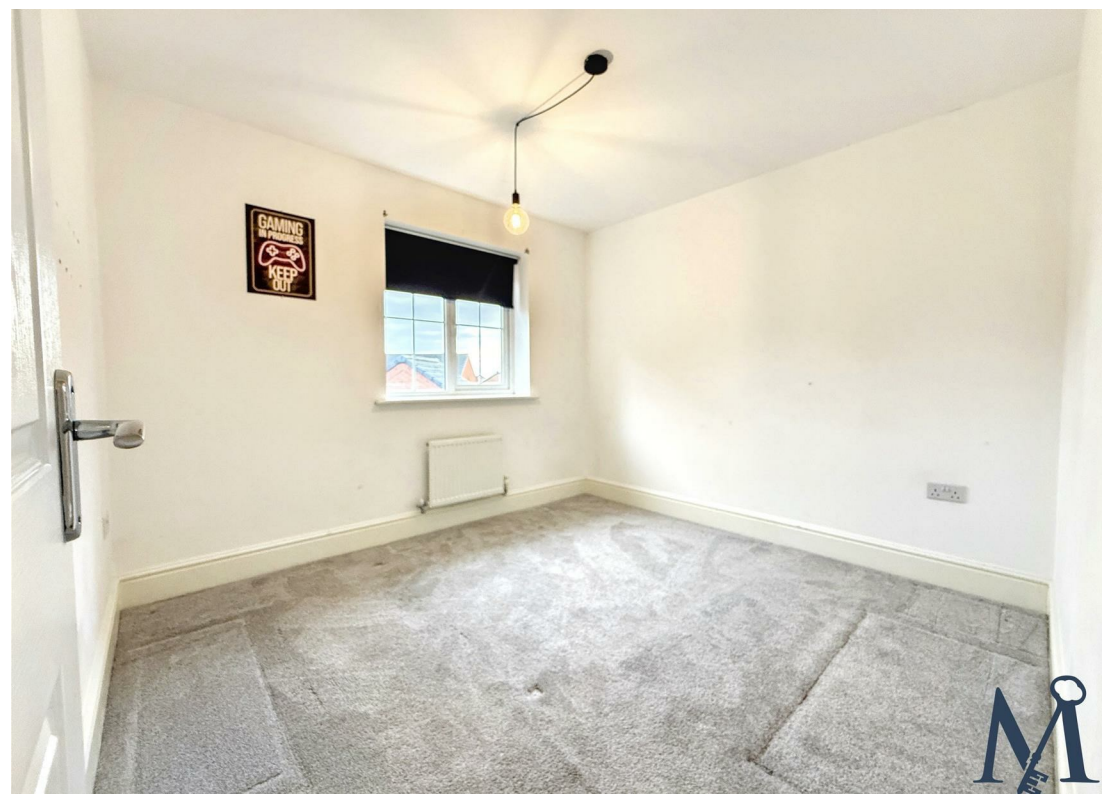
Master Bedroom
16'5" x 9'5" (5.00m x 2.87m)

En Suite
3'11" x 8'3" (1.19m x 2.51m)

Bedroom 2
10'0" x 9'4" (3.05m x 2.84m)

Bedroom 3
11'9" x 6'3" (3.58m x 1.91m)

Family Bathroom
6'9" x 6'3" (2.06m x 1.91m)



ON THE OUTSIDE

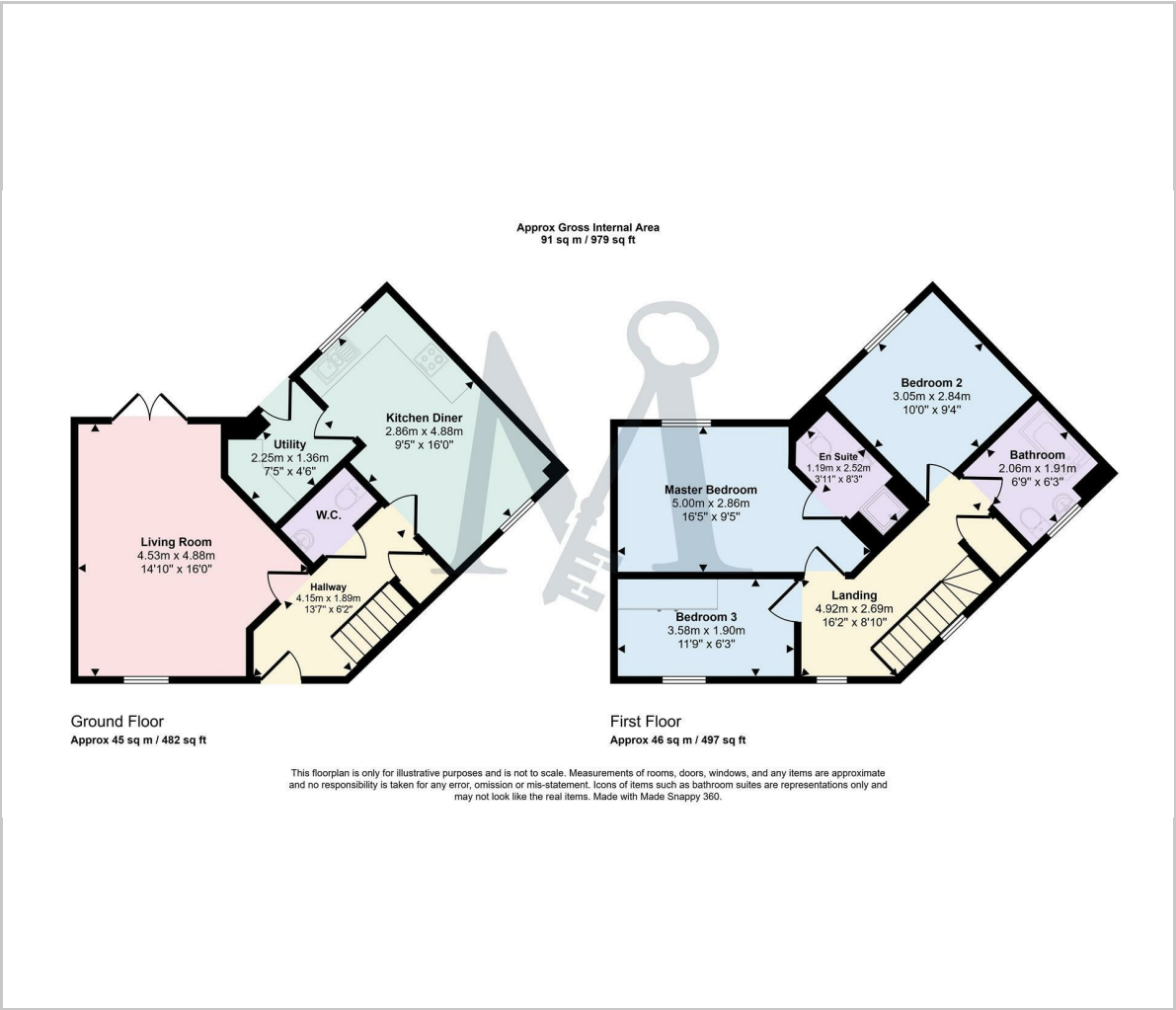
Front Garden

Rear Garden

Driveway Parking



Floor Plan



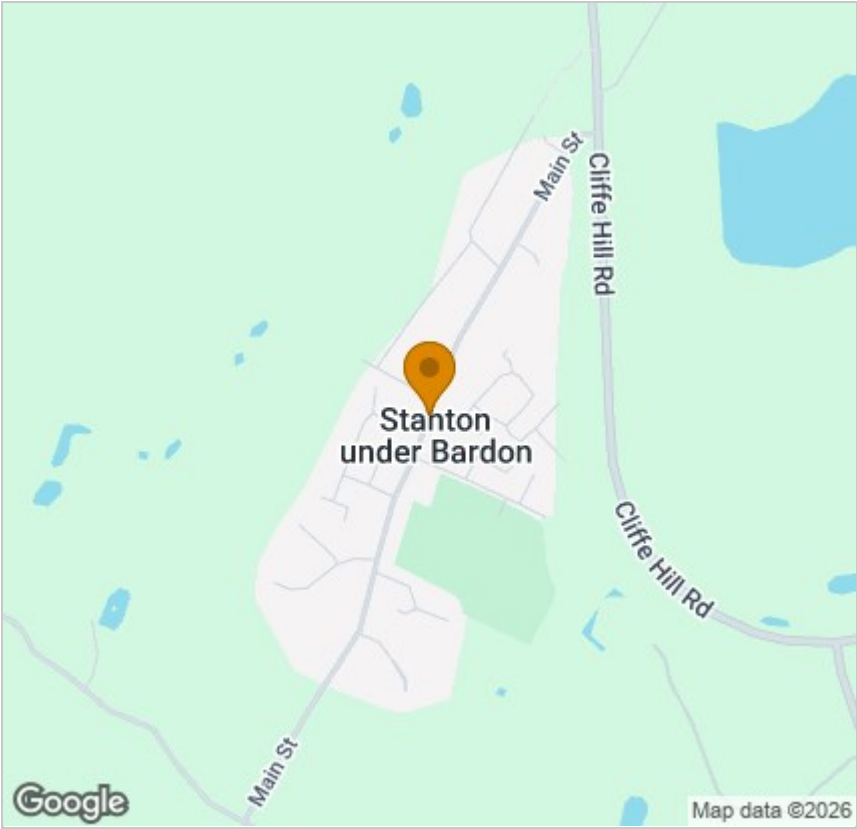
Viewing

Please contact our Maynard Estates Office on 01530 682886 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are 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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

2-4 North Street, Whitwick, Coalville, Leicestershire, LE67 5HA
Tel: 01530 682886 Email: sales@maynardestates.co.uk maynardestates.co.uk

Area Map



Energy Efficiency Graph

