

# CASTLE ESTATES

1982

A WELL PRESENTED FOUR BEDROOMED DETACHED FAMILY RESIDENCE STANDING ON A SIZEABLE PLOT SITUATED IN A POPULAR VILLAGE LOCATION



## LONG LEYS ELISHA CLOSE STONEY STANTON LE9 4DD

**Offers In The Region Of £400,000**

- Entrance Porch Leading To Hall
- Good Sized Sun Room
- Utility Room & Separate W.C.
- Family Shower Room
- Sizeable Private Mature Gardens
- Spacious Through Lounge/Dining Room
- Well Fitted Kitchen
- Four Good Sized Bedrooms
- Ample Off Road Parking
- Sought After Village Location



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**\*\* VIEWING ESSENTIAL \*\*** In the charming village of Stoney Stanton, this impressive detached house on Elisha Close offers a wonderful opportunity for family living.

Set on a sizeable mature plot, the home benefits from a generous garden, providing ample outdoor space for children to play or for hosting summer gatherings with friends and family.

Stoney Stanton is a popular village convenient for amenities. Residents can enjoy local shops, schools, and parks, all within easy reach. The area is well-connected, offering good transport links to nearby towns and cities, making it an ideal location for commuters.

Do not miss the chance to make this lovely house your new home.

### **COUNCIL TAX BAND & TENURE**

Blaby Council - Band D (Freehold).

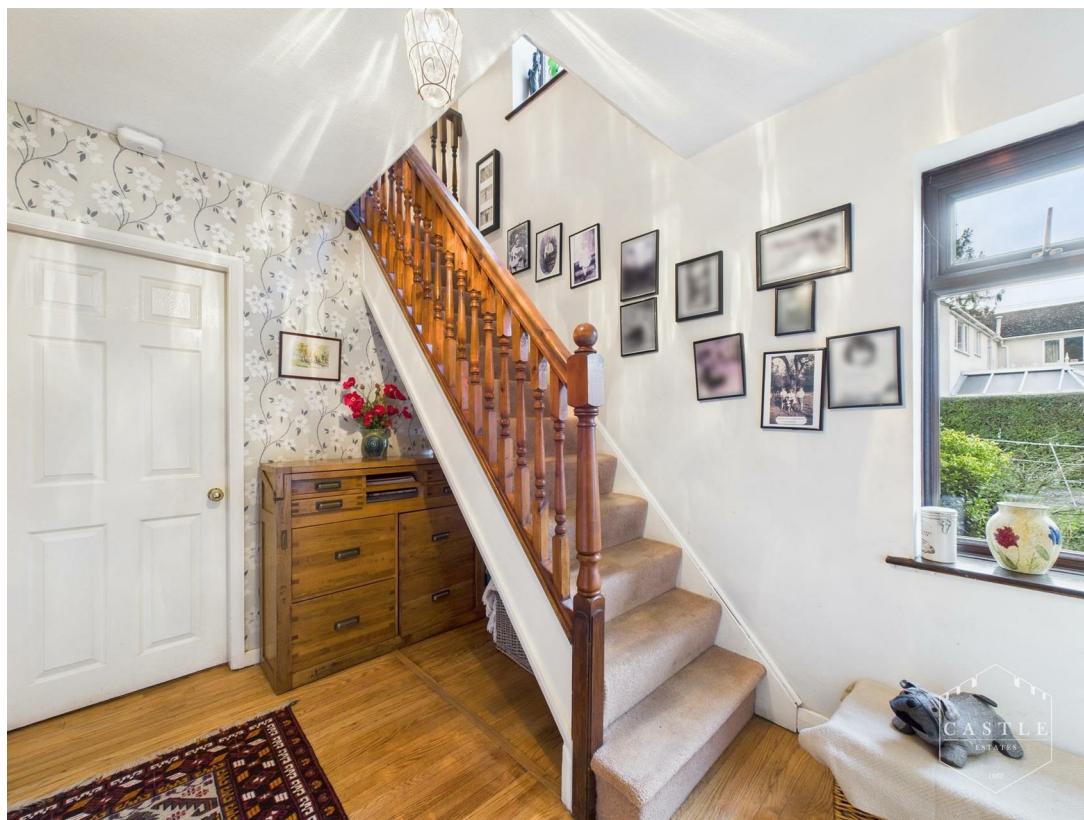
### **ENTRANCE PORCH**

having upvc double glazed front door with obscure side window. Door to Hall.

### **HALL**

9'9 x 7'10 (2.97m x 2.39m )

having built in storage cupboards, wood effect flooring, central heating radiator and upvc double glazed window to side. Feature balustraded staircase to First Floor Landing.



## KITCHEN

11'10 x 7'10 (3.61m x 2.39m )

having range of fitted base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset sink with mixer tap, space for cooker, central heating radiator, tiled flooring and upvc double glazed window to rear. Archway to Utility Room.





### **UTILITY ROOM**

7'7 x 7'1 (2.31m x 2.16m )

having range of base and wall cupboards, butchers block work surfaces and inset Belfast style sink, space and plumbing for washing machine, space for fridge, wall mounted gas fired boiler for central heating and domestic hot water, tiled flooring and upvc double glazed window to side.

### **REAR ENTRANCE VESTIBULE**

3'11 x 3'5 (1.19m x 1.04m )

having tiled flooring and upvc double glazed door to Garden.

## GUEST CLOAKROOM

4'8 x 2'10 (1.42m x 0.86m )

having low level w.c., wash hand basin, central heating radiator and upvc double glazed window with obscure glass.



## LOUNGE/DINING ROOM - Lounge Area

12'11 x 12 (3.94m x 3.66m)

having upvc double glazed window to front, feature fireplace with inset fire, dado rail, tv aerial point, coved ceiling and central heating radiator. Square archway to Dining Area.



## LOUNGE/DINING ROOM - Dining Area

11'11 x 10'11 (3.63m x 3.33m )

having upvc double glazed door to rear garden with side windows, central heating radiator, dado rail and coved ceiling.



## SUN ROOM

14'4 x 11 (4.37m x 3.35m )

having wood effect flooring, tv aerial point, wall mounted electric heater, polycarbonate roof, upvc double glazed windows and French doors opening onto Garden. Sliding door to Rear Porch.



## REAR PORCH

3'11 x 3'5 (1.19m x 1.04m)

having upvc double glazed windows and door to Garden.



## FIRST FLOOR LANDING

8'6 x 7'10 (2.59m x 2.39m )

having spindle balustrading, access to the roof space and feature stained glass arched window.



## BEDROOM ONE

12'10 x 12 (3.91m x 3.66m )

having central heating radiator and upvc double glazed window to front.



## BEDROOM TWO

11'10 x 10'11 (3.61m x 3.33m )

having central heating radiator, coved ceiling and upvc double glazed window to side.



### BEDROOM THREE

11'5 x 7'2 (3.48m x 2.18m )

having access to the roof space, central heating radiator, coved ceiling, dual aspect upvc double glazed windows and further feature stained glass arched window.



## BEDROOM FOUR

7'11 x 6'11 (2.41m x 2.11m)

having central heating radiator, coved ceiling and upvc double glazed window to front.



## SHOWER ROOM

7'11 x 7'11 (2.41m x 2.41m)

having fully tiled shower cubicle, low level w.c., pedestal wash hand basin, ceramic tiled splashback, chrome heated towel rail, wood effect flooring and upvc double glazed window with obscure glass.



## OUTSIDE

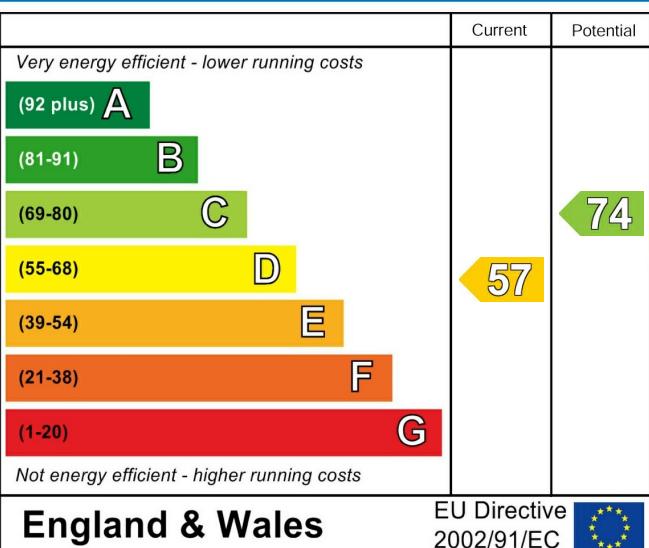
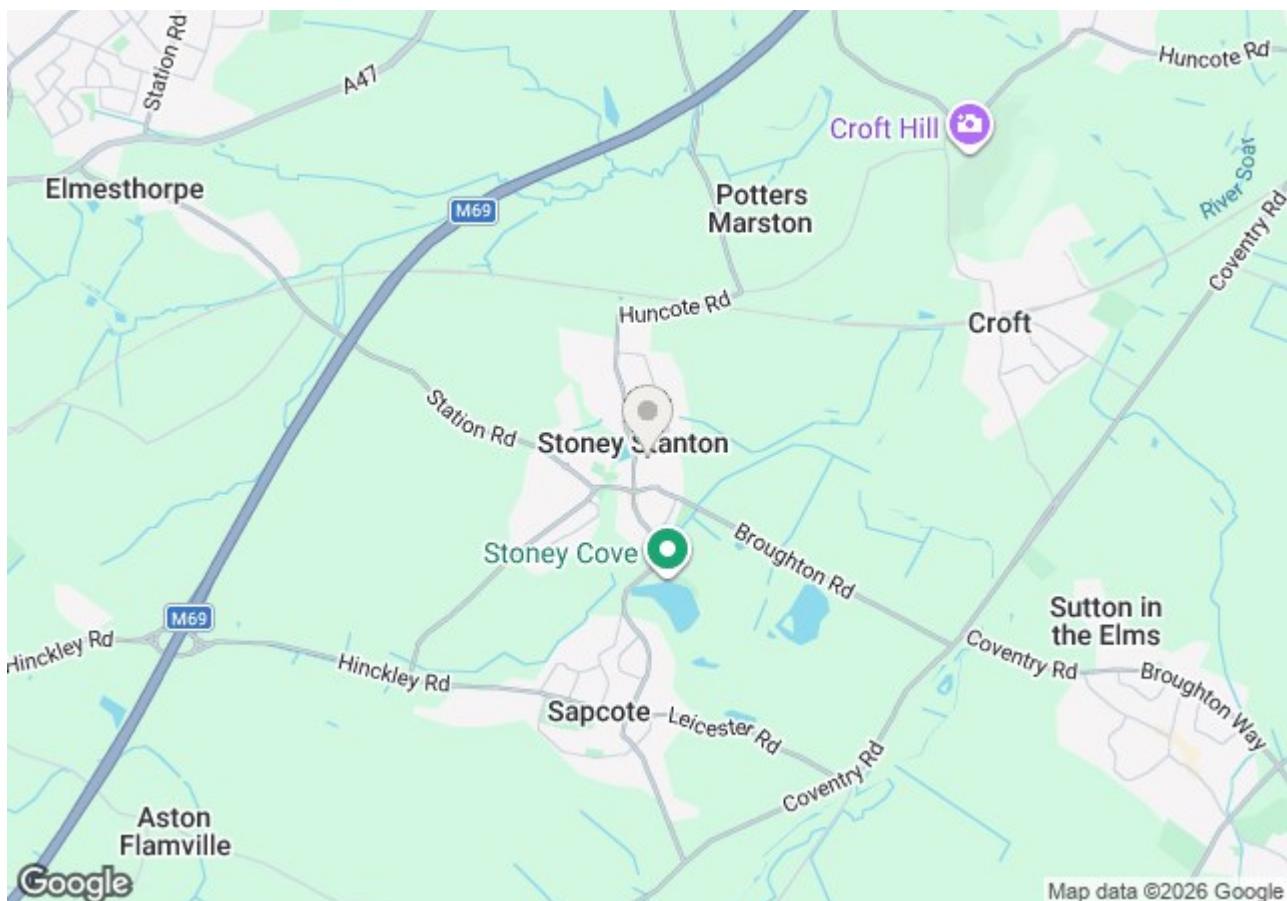
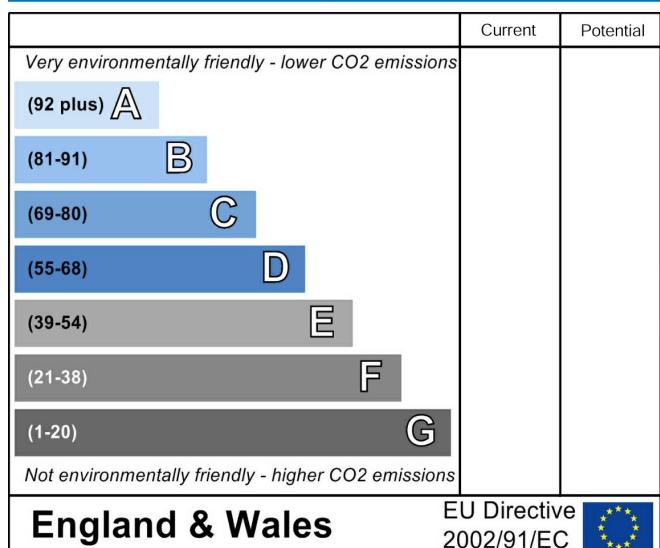
There is direct vehicular access over unadopted road to a good sized block paved driveway with standing for several cars. Standing on a generous plot with ample array of features with patio area, mature lawns, trees, flowers and shrubs, well fenced boundaries, garden shed and greenhouse. Please note: Whole plot is on three separate deeds.







## Energy Efficiency Rating

Environmental Impact (CO<sub>2</sub>) Rating

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D		57	74	(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	



## PLEASE NOTE

These particulars are produced in good faith as a general guide only and do not constitute any part of a contract. Intending purchasers should make their own inspection and enquiries in order to satisfy themselves of their authenticity and no responsibility is accepted for any errors or omissions herein. No person in the employment of Castle Estates has any authority to make any representation or warranty in relation to this property.

## FIXTURES AND FITTINGS

Specifically excluded unless mentioned in these details but may be available by separate negotiation if required. Telephones and points (where fitted) are subject to the service providers regulations.

## OFFER PROCEDURE

As we have an obligation to our Vendor Client to ensure that any offers made for this property can be substantiated one of our financial services representatives will contact you to qualify your offer.

## ADDITIONAL NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the information for you. The agent has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from the solicitor or surveyor. All measurements quoted are approximate and are for guidance purposes only. Purchasers are advised to check all measurements critical to requirements.

## BUSINESS HOURS

Monday to Friday 9.00 am till 5.30 pm & Saturday 9.00 am to 13.00 pm