CASTLE ESTATES

1982

A TASTEFULLY PRESENTED AND MUCH IMPROVED FOUR BEDROOMED DETACHED FAMILY RESIDENCE STANDING ON A GOOD SIZED MATURE PLOT SITUATED IN A POPULAR RESIDENTIAL LOCATION

12 LEE CLOSE
STONEY STANTON LE9 4ED

Offers In The Region Of £545,000

- Entrance Hall With Guest Cloakroom
- Attractive Lounge Opening Onto Sun Room
- Utility Room
- Three First Floor Double Bedrooms - Master With Ensuite
- Off Road Parking & Double Garage With Laundry Room
- Useful Ground Floor Office
- Superb Open Plan Living Kitchen
- Ground Floor Bedroom With Ensuite Wet Room
- Modern Family Bathroom
- Sizeable Private Gardens With Large Summer House

CASTLE ESTATES 1982

112 Castle Street, Hinckley, Leicestershire. LE10 1DD
info@castles-online.co.uk - 01455 617997
www.castles-online.co.uk

** VIEWING ESSENTIAL ** This tastefully presented and much improved detached family residence must be viewed to fully appreciate its spacious accommodation, wealth of highest quality fixtures and fittings.

The accommodation boasts entrance hall with guest cloakroom off, useful ground floor office, attractive lounge opening onto sun room, superb open plan living kitchen, utility room and a ground floor bedroom with ensuite wet room. To the first floor there is a master bedroom with ensuite, two further bedrooms and a family bathroom. Outside the property there is ample off road parking leading to double garage with rear laundry room and sizeable private gardens.

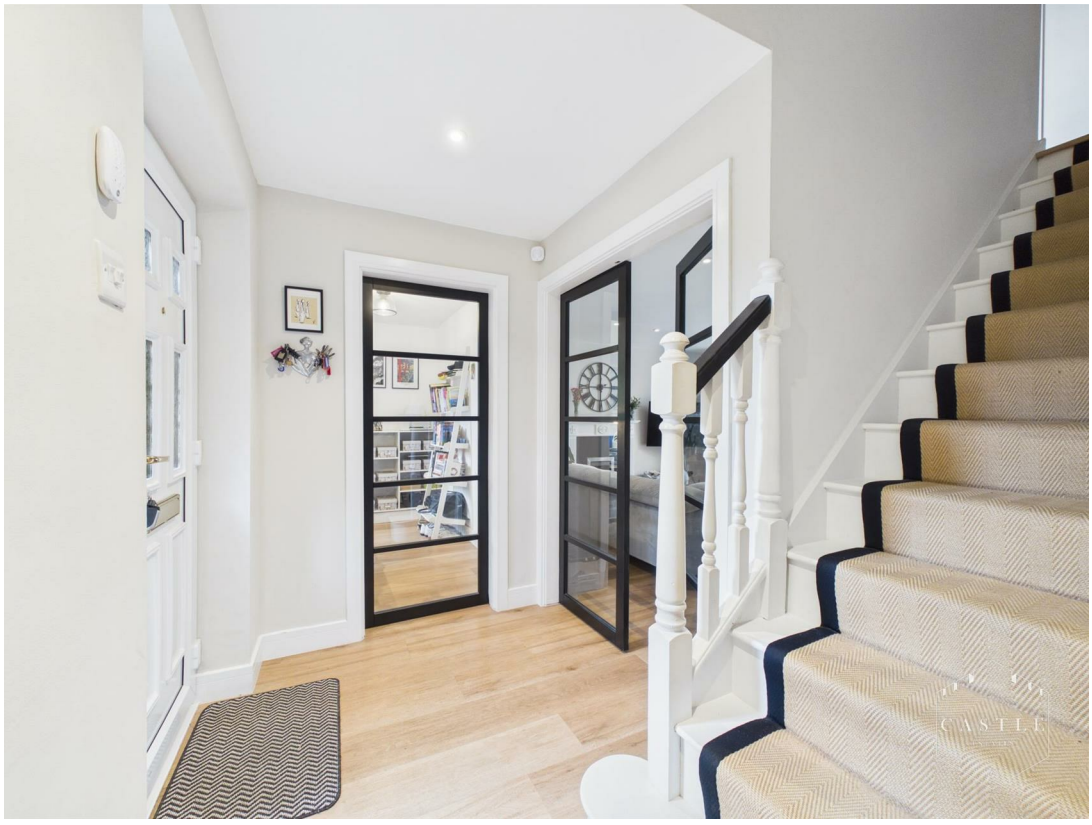
It is situated just a short walking distance to Stoney Stanton village centre with its shops, schools and amenities. Those wishing to commute will find easy access to the M69 junctions 1 and 2 making travelling to further afield very good indeed.

COUNCIL TAX BAND & TENURE

Blaby Council - Band E (Freehold).

ENTRANCE HALL

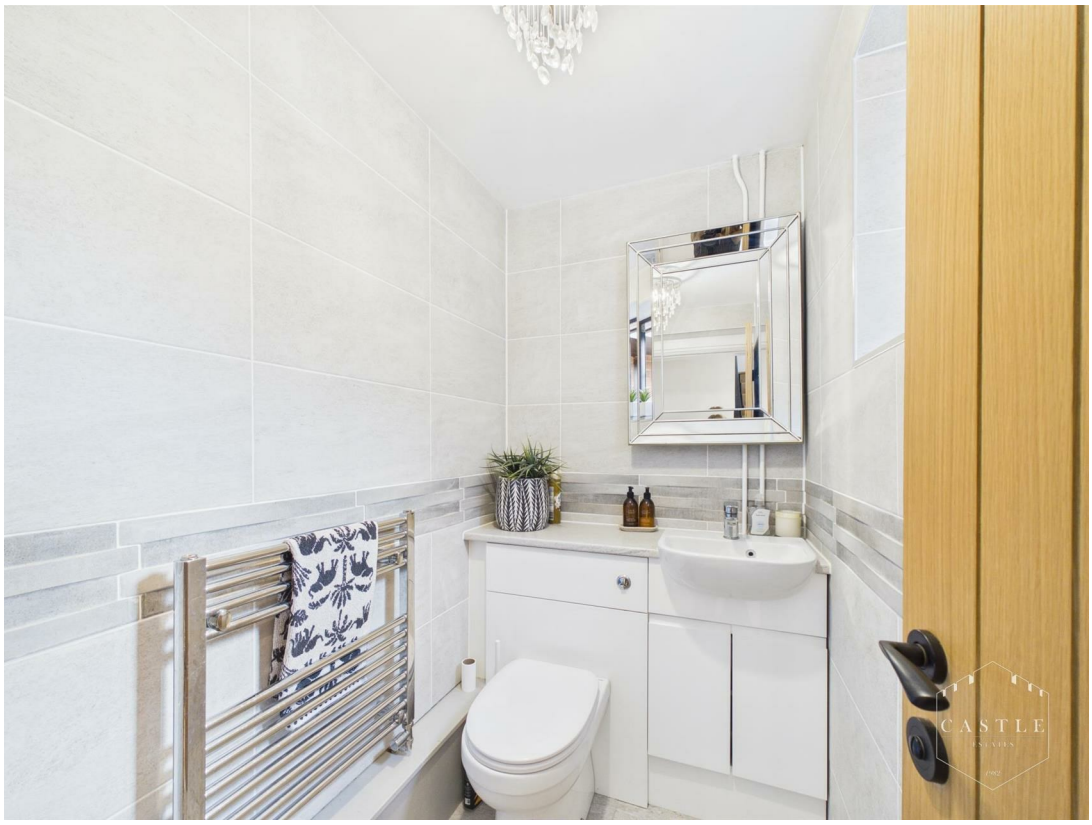
5'4 x 5 (1.63m x 1.52m)
having upvc double glazed front door, Karndean flooring, inset LED lighting, central heating radiator and feature staircase to First Floor Landing.



GUEST CLOAKROOM

5'8 x 3'11 (1.73m x 1.19m)

having integrated low level w.c., wash hand basin and vanity cabinets, ceramic tiled walls, chrome heated towel rail and upvc double glazed window to front.



OFFICE

9'7 x 7'1 (2.92m x 2.16m)
having upvc double glazed square bay window to front, central heating radiator, inset LED lighting and Karndean flooring.

LOUNGE

15 x 14'11 (4.57m x 4.55m)

having feature fireplace with inset gas fire, tv aerial point, Karndean flooring, inset LED lighting and central heating radiator. Upvc double glazed sliding doors opening onto Sun Room.

SUN ROOM

12'3 x 8'2 (3.73m x 2.49m)

having Karndean flooring, polycarbonate roof with sky light, fan and light, upvc double glazed windows and French doors opening onto Garden.

OPEN PLAN LIVING KITCHEN

24'10 x 10 (7.57m x 3.05m)

having an attractive range of Shaker style units including base units, drawers and wall cupboards, Quartz work surface with upstands, inset sink with mixer tap, built in rangemaster style cooker with stainless steel cooker hood over, space for American style fridge freezer, sky light, Karndean flooring, inset LED lighting, two central heating radiators, upvc double glazed windows to front and rear.

UTILITY AREA

6'7 x 5'8 (2.01m x 1.73m)

having matching base units and wall cupboard, contrasting work surfaces with inset sink, space and plumbing for dishwasher, Karndean flooring and upvc double glazed door to outside. Fire door to Garage.

GROUND FLOOR BEDROOM

9'11 x 9'7 (3.02m x 2.92m)

having central heating radiator, inset LED lighting and upvc double glazed window to rear. Door to Ensuite Wet Room.

ENSUITE WET ROOM

9'10 x 3'4 (3.00m x 1.02m)

having shower, low level w.c., pedestal wash hand basin, fully tiled walls, central heating radiator and upvc double glazed window to rear.

FIRST FLOOR LANDING

having access to the roof space and wood effect flooring.

MASTER BEDROOM

13'5 x 11'10 (4.09m x 3.61m)

having built in wardrobes, central heating radiator, wood effect flooring and upvc double glazed window to front. Door to Ensuite.

ENSUITE SHOWER ROOM

6'2 x 3'9 (1.88m x 1.14m)

having shower cubicle, low level w.c., vanity unit with wash hand basin, ceramic tiled splashbacks, inset LED lighting, chrome heated towel rail and upvc double glazed window with obscure glass to front.

BEDROOM TWO

20'9 x 10'6 (6.32m x 3.20m)

having two central heating radiators, wood effect flooring, upvc double glazed windows to front and rear.

BEDROOM THREE

11'5 x 8'5 (3.48m x 2.57m)

having central heating radiator, wood effect flooring and upvc double glazed window to rear.

FAMILY BATHROOM

7'3 x 5'7 (2.21m x 1.70m)

having panelled bath with rain shower over, low level w.c., vanity unit with wash hand basin, central heating radiator, black heated towel rail, ceramic tiled splashbacks and upvc double glazed window with obscure glass to rear.

OUTSIDE

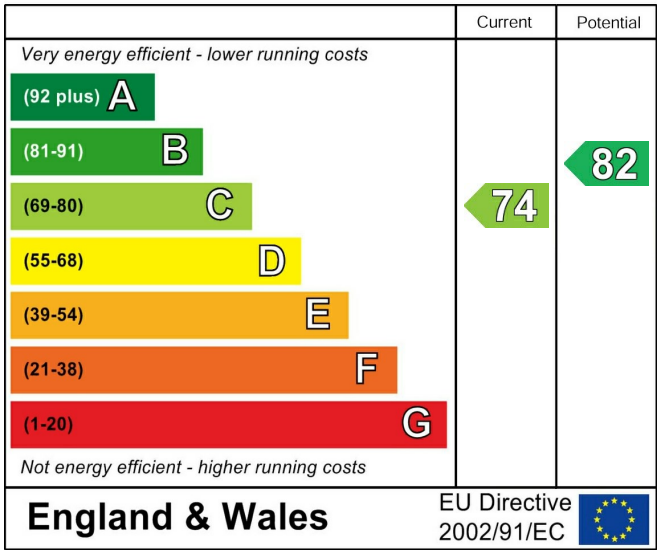
There is direct vehicular access over a good sized tarmac driveway with standing for numerous cars leading to DOUBLE GARAGE (16'9 X 16'7) with up and over door, power and light. Mature shrubs to front. REAR LAUNDRY (6'3 x 5'11) having base units and wall cupboards, contrasting work surfaces, space and plumbing for washing machine and tumble dryer. Pedestrian access to a sizeable private rear garden with block paved patio, lawn, steps down to further pebbled area with patio, mature trees, flower borders and shrubs and well fenced boundaries.

OUTSIDE - SUMMER HOUSE

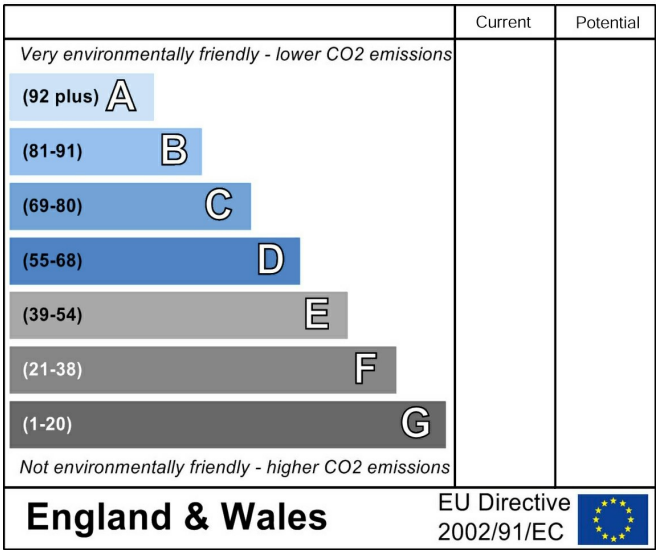
12'5 x 9'6 (3.78m x 2.90m)

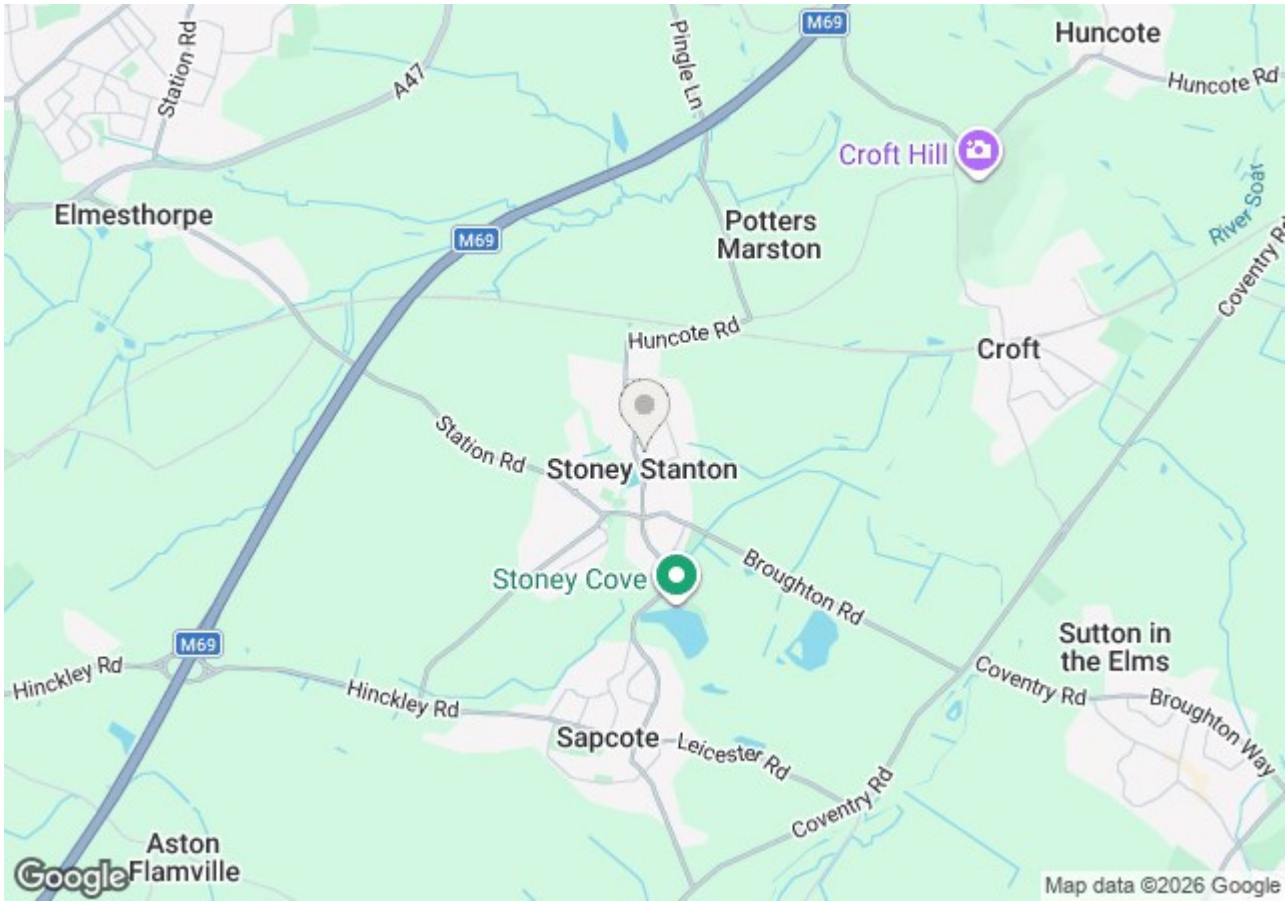
Veranda to outside with power, light and double doors.

Energy Efficiency Rating



Environmental Impact (CO_2) Rating




M69
Huncote
Huncote Rd
Station Rd
A47
Pingle Ln
Croft Hill
Elmesthorpe
Potters
Marston
River Soar
Coventry Rd
M69
Huncote Rd
Croft
Station Rd
Stoney Stanton
Stoney Cove
Broughton Rd
Sutton in
the Elms
M69
Hinckley Rd
Hinckley Rd
Coventry Rd
Broughton Way
Sapcote
Leicester Rd
Coventry Rd
Aston
Flamville
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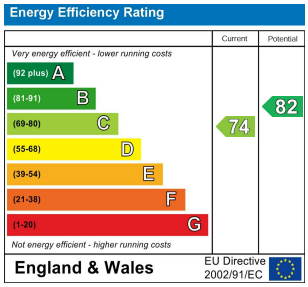

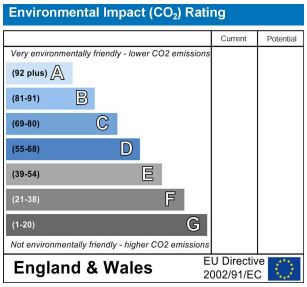

Approximate total area(1)

1778 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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 please 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