



Sinclair

41 Horsepool Avenue, Stanton Under Bardon, Leicestershire, LE67 9AB

£325,000

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Property at a glance

- Three Bedrooms
- 20'3" Kitchen/Diner
- Village Location
- Council Tax Band*: D
- Detached Property
- Garage & Parking
- Cul-De-Sac Position
- Price: £325,000

Overview

This THREE BEDROOM DETACHED FAMILY HOME situated in a cul-de-sac within the popular commuter village of Stanton Under Bardon. At a glance the property enjoys an entrance hall, ground floor w.c, lounge and expansive 20'3" kitchen/diner. Stairs rising to the first floor gives way to three good sized bedrooms including the family bathroom and en-suite shower room. Externally, the property offers a low maintenance private garden to the rear, ample off road parking and detached garage. Early viewings come highly advised. EPC RATING B.

Location**

Stanton-under-Bardon is an attractive, self-contained village surrounded by farmland and open fields situated close to Markfield and junction 22 of the M1 motorway for easy access. The village enjoys a shop with post office, primary school, church and public house called The Old Thatched Inn. It is also handy for the beauty spots of the Charnwood Forest and National Forest areas. Nearest Airport: East Midlands (12.0miles) Nearest Train Station: Loughborough (8.0miles) Nearest Town: Coalville (4.4 miles) Nearest Motorway Access: M1(J22).

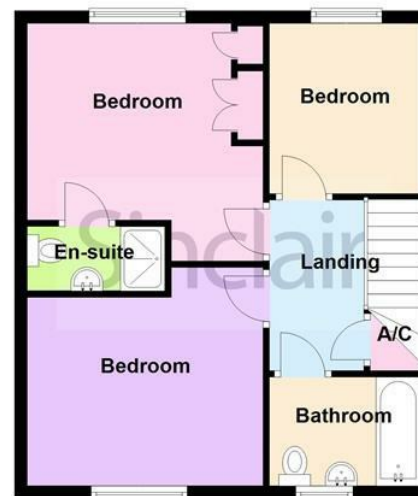


** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

Ground Floor



First Floor



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Detailed Accommodation

GROUND FLOOR

Entrance Hall

Entered through a composite front door with inset double glazed opaque panel and granting access to under stairs storage, stairs rising to the first floor and having timber effect LVT flooring.

Ground Floor W.C

Having continued flooring from the entrance hall and comprising a low level push button w.c, pedestal wash hand basin and opaque uPVC double glazed window to front.

Lounge

12'0" x 13'6" (3.66m x 4.11m)

Having uPVC double glazed window to front.

Kitchen/Diner

20'3" x 10'4" (6.17m x 3.15m)

Inclusive of an attractive range of wall and base units, work surfaces, one-and-a-half bowl sink and drainer unit with swan neck mixer tap, integrated dishwasher and fridge/freezer, further space and plumbing for appliances, breakfast bar peninsular, four ring gas hob, electric oven and grill with extractor hood over, timber effect LVT flooring, inset down lights, uPVC double glazed window to rear and uPVC framed French doors accessing the rear garden.

FIRST FLOOR

Landing

Stairs rising to the first floor landing gives way to three bedrooms, en-suite and family bathroom and also comprises over stairs storage and loft hatch.

Bedroom One

12'0" x 9'9" (3.66m x 2.97m)

Having a range of fitted wardrobes and uPVC double glazed window to rear.

En-suite Shower Room

This three piece suite comprises a low level push button w.c, pedestal wash hand basin with mono bloc mixer tap, double shower enclosure with ceramic tiled walls and floor,

chrome heated towel rail, extractor fan, inset down lights and opaque uPVC double glazed window to side.

Bedroom Two

12'0" x 9'5" (3.66m x 2.87m)

Having uPVC double glazed window to front.

Bedroom Three

7'9" x 8'8" (2.36m x 2.64m)

Having uPVC double glazed window to rear.

Family Bathroom

7'6" x 5'5" (2.29m x 1.65m)

This three piece suite comprises a low level push button w.c, pedestal wash hand basin with mono bloc mixer tap, panelled bath with splash screen and thermostatic mixer shower over, vinyl flooring, partly tiled walls, extractor fan, inset down lights and opaque uPVC double glazed window to front.

OUTSIDE

Private Rear Garden

Enjoying Indian flag paved patio areas giving way to an elevated artificial lawn with timber sleeper edges and having a host of mature shrubs, water point, electric power point, side gated access and surrounded by timber close board fencing.

Detached Garage

Entered via an up-and-over entrance door with further personal uPVC double glazed door to side and comprising both light and power.

Front

A block paved driveway offers off road parking for multiple vehicles to both front and side of the property and leads to the front door beneath a canopy porch with wall mounted lantern style lighting.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

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