



4 Wright Road, Stoney Stanton, LE9 4AL

£309,950

A spacious and MODERN detached family home situated in the highly regarded village of Stoney Stanton. This property has been maintained to EXACTING STANDARDS by the current vendors and has very well appointed accommodation briefly comprising: Entrance hallway, Living room, DINING KITCHEN, W/C. First Floor: Three bedrooms, EN SUITE to master, and a Family bathroom. Outside: Enclosed and well maintained rear garden, and a GARAGE. MUST BE SEEN!

Entrance Hallway

With stairs off rising to the first floor, doors to the living room and w/c. Radiator.

Living Room



With a window to the rear aspect and double opening French doors leading to the rear garden, feature media wall housing an electric fireplace. Radiator.

Additional Image



Dining Kitchen



With window to the front, the quality kitchen is fitted with a range of eye level and base level units with work surfaces over and there is ample room for a family sized dining table. There is a fitted gas hob with an extractor hood over together with an electric oven, space/plumbing for washing machine and a dishwasher, radiator and double opening French doors leading to the garden.

Additional Image



Additional Image

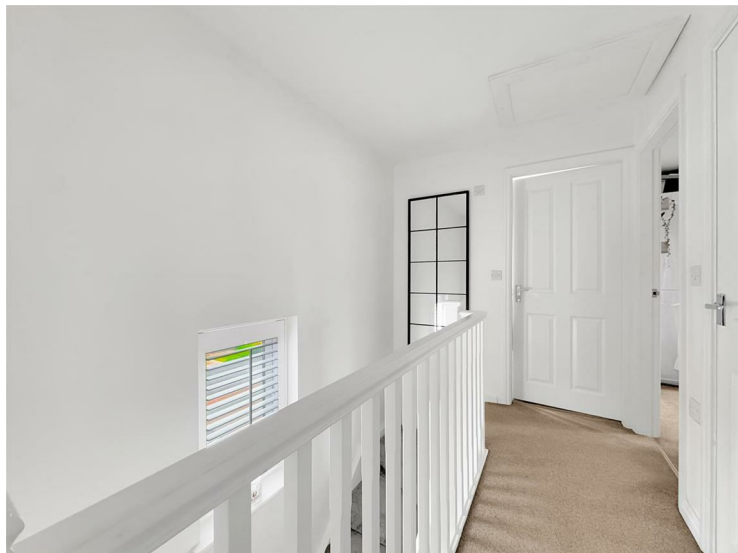


Ground Floor W/C



Fitted with a low level w/c and wash basin, radiator.

First Floor Landing



With a window to the front aspect, doors off to all first floor accommodation, access to the loft space, radiator.

Bedroom One



With a window to the rear aspect, door to the en suite, radiator.

En Suite



With a window to the rear aspect, fitted with a low level w/c, wash basin and a shower cubicle, heated towel rail / radiator.

Bedroom Two



With a window to the rear aspect, radiator.

Bedroom Three



With a window to the front aspect, radiator.

Family Bathroom



With a window to the front aspect, fitted with a low level w/c, wash basin and a bath. Heated towel rail / radiator.

Outside



The enclosed and private rear garden is laid mainly to lawn with a paved patio area. Gated access leads to the side of the property where there is driveway parking and access to the garage.

Additional Image



Offer Procedure

If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

In order to satisfy money laundering regulations Carlton Estates are required to carry out checks to verify each parties identity.

Mortgages

Independent Mortgage advice is available through this office. If you wish to speak to our Independent Financial Adviser, please call our office to arrange an appointment.

Thinking of Selling?

IF YOU ARE THINKING OF SELLING YOUR PROPERTY
LET OUR LOCAL KNOWLEDGE AND EXPERIENCE WORK FOR YOU!

Carlton Estates are an independent and family run estate agency specialising in the local market, having a reputation for quality, service and customer care.

We value your business and understand that selling your home is a major decision.

Our guarantee to you is that through our professionalism and attention to detail in every respect, we will endeavor to ensure the entire process is as straight forward and hassle free as possible.

10 GOOD reasons to choose Carlton Estates:

- * THE local agent
 - * FREE market appraisal
 - * REALISTIC valuations based on local market knowledge
 - * EXTENSIVE advertising for maximum exposure
 - * COMPETITIVE fees
 - * REGULAR client feedback
 - * MORTGAGE advice available
 - * NO sale no fee
 - * ACCOMPANIED viewing's where necessary
 - * INTERNET advertising to include, Rightmove, ONTHEMARKET, FindaProperty and our own www.carltonestates.co.uk
- CALL US NOW ON 0116 284 9636

Notes For Purchasers

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

(1) MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

(2) These particulars do not constitute part or all of an offer or contract.

(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(4) Potential buyers are advised to recheck the measurements before committing to any expense.

(5) Carlton Estates (Narborough) Ltd has not tested any apparatus, equipment, fixtures, fittings, or services and it is in the buyer's interests to check the working condition of any appliances.

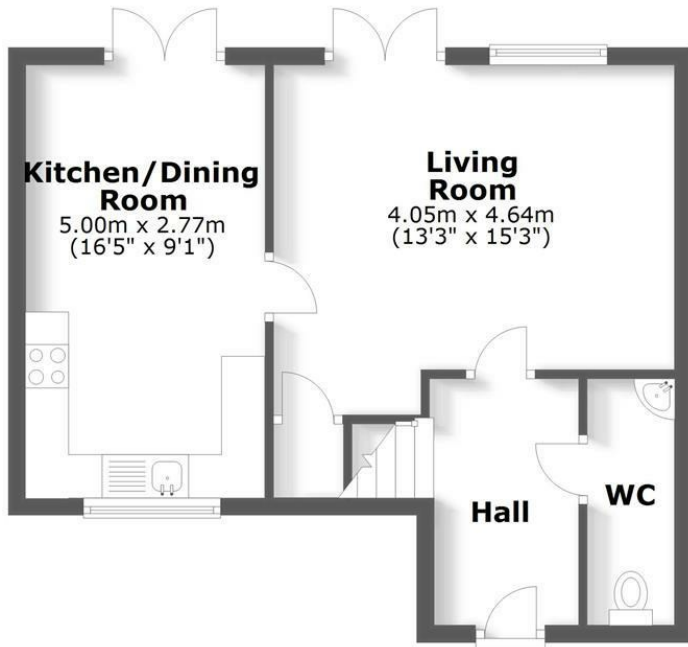
Offer Procedure

If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

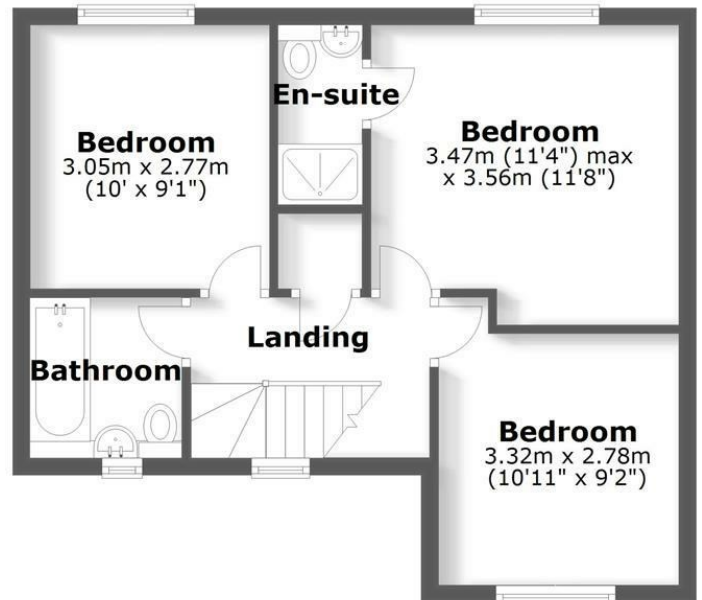
In order to satisfy money laundering regulations Carlton Estates are required to carry out checks to verify each parties identity.



Ground Floor



First Floor



Energy Efficiency Rating	
Current	Potential
Vary energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	
83	95
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Vary environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	