



**wards**  
Residential

**4 Knights Close, Stoney Stanton, LE9 4BP**  
**For Sale: £250,000**  
**To Rent: £1,400 Per calendar month**

## Freehold

This three bedroomed semi-detached house is ideally located in the sought after village of Stoney Stanton and benefits from easy access to the M69 and other major road links. The accommodation comprises of the following: Entrance Porch, Lounge, Dining Room, Kitchen with a range of base and wall units. First Floor - 3 Bedrooms and Bathroom. Externally, there is a private driveway with parking for multiple cars to the front, a good-sized garden to the rear and a Garage. Additionally, the property benefits from having both electric heating and double glazing.

### Porch

UPVC double glazed front door with outside lighting. Access into the entrance hall and stairway.

### Living Room

**4.5 x 3.46 Meters**

With feature fireplace with marble hearth, carpeted flooring, UPVC double glazed bay window and internal French Doors leading to the dining room.

### Dining Room

**3.43 x 2.37 Meters**

Access from the living room and kitchen, under stairs storage cupboard, laminate flooring and UPVC double glazed French Doors opening onto the rear garden.

### Kitchen

**3.43 x 2.18 Meters**

Fitted with laminated wall and base units with black granite effect working surfaces over. Vinyl flooring, stainless steel sink and drainer, electric hob and integrated oven. UPVC double glazed window to the side elevation and door to the garden.



## Landing

Airing Cupboard housing the water tank and access to the loft.

## Bedroom 1

**3.46 x 2.7 Meters**

Spacious double bedroom with carpeted flooring and built in wardrobe with mirrored sliding doors. Two UPVC double glazed windows to the front elevation.

## Bathroom

**2.23 x 1.91 Meters**

Modern three-piece suite comprising low flush WC, vanity sink and bath with shower over. Tiled around wet areas, vinyl flooring and UPVC double glazed window to the side elevation.





## **Bedroom 2**

**2.73 x 2.49 Meters**

Double bedroom with carpeted flooring. UPVC double glazed window to the rear elevation.

## **Bedroom 3**

**2.49 x 1.81 Meters**

Third bedroom with carpeted flooring. UPVC double glazed window to the rear elevation.



## Outside

To the front elevation, there is a stoned front garden and slabbed paved driveway leading to the garage. The rear gardens themselves are predominantly laid to lawn, with patio areas adjacent to the dwelling, the whole being enclosed with a mixture of hedging and timber fencing.

## Garage

**5.13 x 2.97 Meters**

Wider than average garage, with an up and over garage door, light and power and door to access the rear garden.

**EPC Rating - D (59)**

**Council Tax Band - B**

## Rental Information:

- Available Now
- Unfurnished
- Holding Deposit: £323
- Security Deposit: £1615

**Call 01455 251771 to make an appointment to view this property**



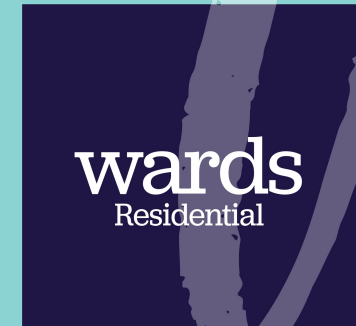
GROUND FLOOR  
551 sq.ft. (51.2 sq.m.) approx.

1ST FLOOR  
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 914 sq.ft. (85.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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