



41 Horsepool Avenue, Stanton Under Bardon

£325,000

# 41 Horsepool Avenue

Stanton Under Bardon, Markfield

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.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Three Bedrooms
- Detached Property
- 20'3" Kitchen/Diner
- Garage & Parking
- Village Location
- Cul-De-Sac Position



## 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

13' 6" x 12' 0" (4.12m x 3.66m)

Having uPVC double glazed window to front.

### Kitchen/Diner

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

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

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

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

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

Having uPVC double glazed window to front.

### Bedroom Three

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

Having uPVC double glazed window to rear.

### Family Bathroom

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

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.

### Front

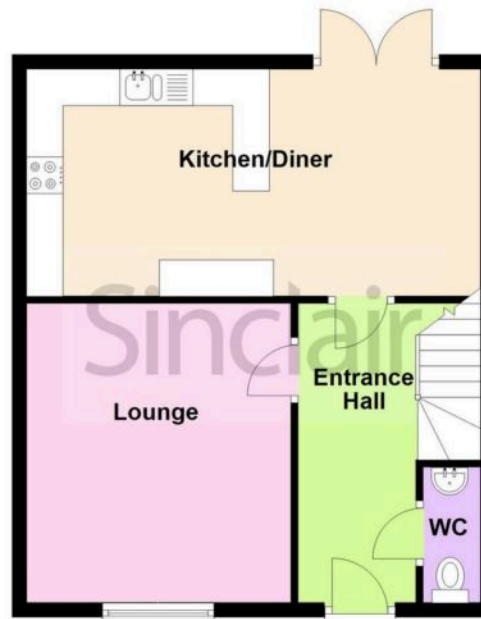
A block paved driveway offers off road parking for multiple vehicles to both front and side of the property and leads to the front door beneath a canopy porch with wall mounted lantern style lighting.

### Garage

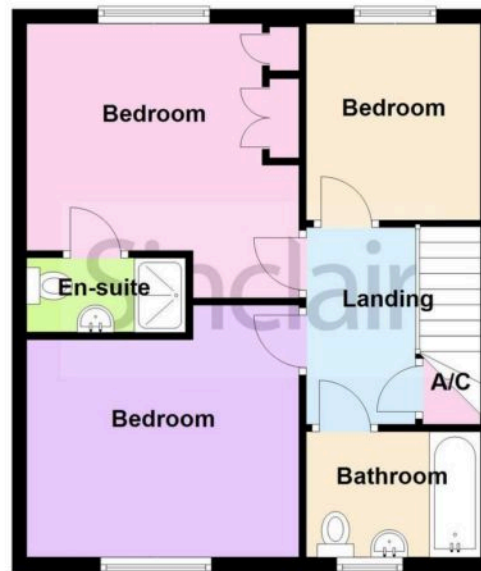
Entered via an up-and-over entrance door with further personal uPVC double glazed door to side and comprising both light and power.



Ground Floor



First Floor





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