CASTLE ESTATES

1982

A BEAUTIFULLY PRESENTED, EXTENDED AND MUCH IMPROVED THREE BEDROOMED DETACHED FAMILY RESIDENCE STANDING ON A GOOD SIZED PRIVATE PLOT SITUATED IN A POPULAR RESIDENTIAL LOCATION



43 THE FLEET
STONEY STANTON LE9 4DZ

Offers In The Region Of £385,000

- Entrance Hall
- Superb Open Plan Living Kitchen
- Contemporary Fitted Bathroom
- Well Appointed Detached Garage
- Sought After Village Location
- Attractive Lounge To Front
- Three Good Sized Bedrooms
- Ample Off Road Parking
- Private Easy To Maintain Gardens
- VIEWING ESSENTIAL

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 beautifully presented, extended and much improved detached family home must be viewed to fully appreciate the quality and space on offer. The property also benefits from air conditioning, providing additional comfort throughout the warmer months.

The accommodation comprises a spacious entrance hall, attractive lounge to the front featuring a log burning stove, and a superb open-plan living kitchen opening directly onto the rear garden. To the first floor are three good-sized bedrooms and a contemporary family bathroom.

Outside, the property occupies a good-sized plot with ample off-road parking leading to a detached garage. Currently arranged as a home gym, the garage is particularly well equipped and benefits from a substantial power supply, making it equally suitable for use as a workshop or home office. To the rear is a private, easy-to-maintain garden providing an excellent space for relaxing and entertaining.

The property is conveniently situated within easy reach of the village centre with its range of shops, schools and amenities, while open countryside is also close by. For commuters, Junctions 1 and 2 of the M69 are readily accessible, providing excellent road links to surrounding towns and cities.

COUNCIL TAX BAND & TENURE

Blaby Council - Band C (Freehold)

ENTRANCE HALL

6'3 x 15'1 (1.91m x 4.60m)
having composite front door and side windows with obscure glass, inset LED lighting, feature panel effect walls to half height and wood effect flooring. Staircase to First Floor Landing.





LOUNGE

12'5 x 16'0 (3.78m x 4.88m)
having feature brick fireplace with log burning stove and beam over, tv aerial point, wood effect flooring, designer central heating radiator, coved ceiling and upvc double glazed window to front with leaded lights.





OPEN PLAN LIVING KITCHEN

18'9 x 21'4 (5.72m x 6.50m)

KITCHEN AREA having an excellent range of contemporary fitted Shaker style units including base units, drawers and wall cupboards, butchers block work surfaces and upstand, matching peninsular unit with double bowl Belfast sink and mixer tap, wine cooler and breakfast bar, built in oven, ceramic hob with cooker hood over, space for American style fridge freezer, integrated dishwasher, integrated washing machine and wood effect flooring.

LIVING/DINING AREA having two designer central heating radiators, wood effect flooring, air conditioning unit, inset LED lighting, sky lights, tv aerial point, upvc double glazed window to rear and French doors opening onto Garden.











FIRST FLOOR LANDING

having feature panel effect walls to half height, access to the roof space, coved ceiling and upvc double glazed window to side with leaded lights.



BEDROOM ONE

11'0 x 12'10 (3.35m x 3.91m)

having feature panel effect walls to three quarter height, air conditioning unit, central heating radiator, inset LED lighting and upvc double glazed window with leaded lights to front.



BEDROOM TWO

10'0 x 12'5 (3.05m x 3.78m)

having air conditioning unit, central heating radiator, coved ceiling and upvc double glazed window with leaded lights to rear.



BEDROOM THREE

7'11 x 8'8 (2.41m x 2.64m)

having central heating radiator and upvc double glazed window with leaded lights to front.



BATHROOM

8'10 x 5'6 (2.69m x 1.68m)

having contemporary white suite including curved panelled bath with glass screen and shower over, vanity unit with wash hand basin, low level w.c., fully tiled walls, chrome heated towel rail, extractor fan, inset LED lighting and upvc double glazed window with leaded lights to rear.



OUTSIDE

There is direct vehicular access over a good sized block paved driveway with standing for several cars. Gate leading through to GARAGE. Pedestrian access to a fully enclosed easy to maintain private rear garden with feature patio area, artificial lawn, well fenced boundaries and conifer screening.







GARAGE

18'1 x 12'6 (5.51m x 3.81m)
having electrically operated front door, UPVC window, and tv aerial point.



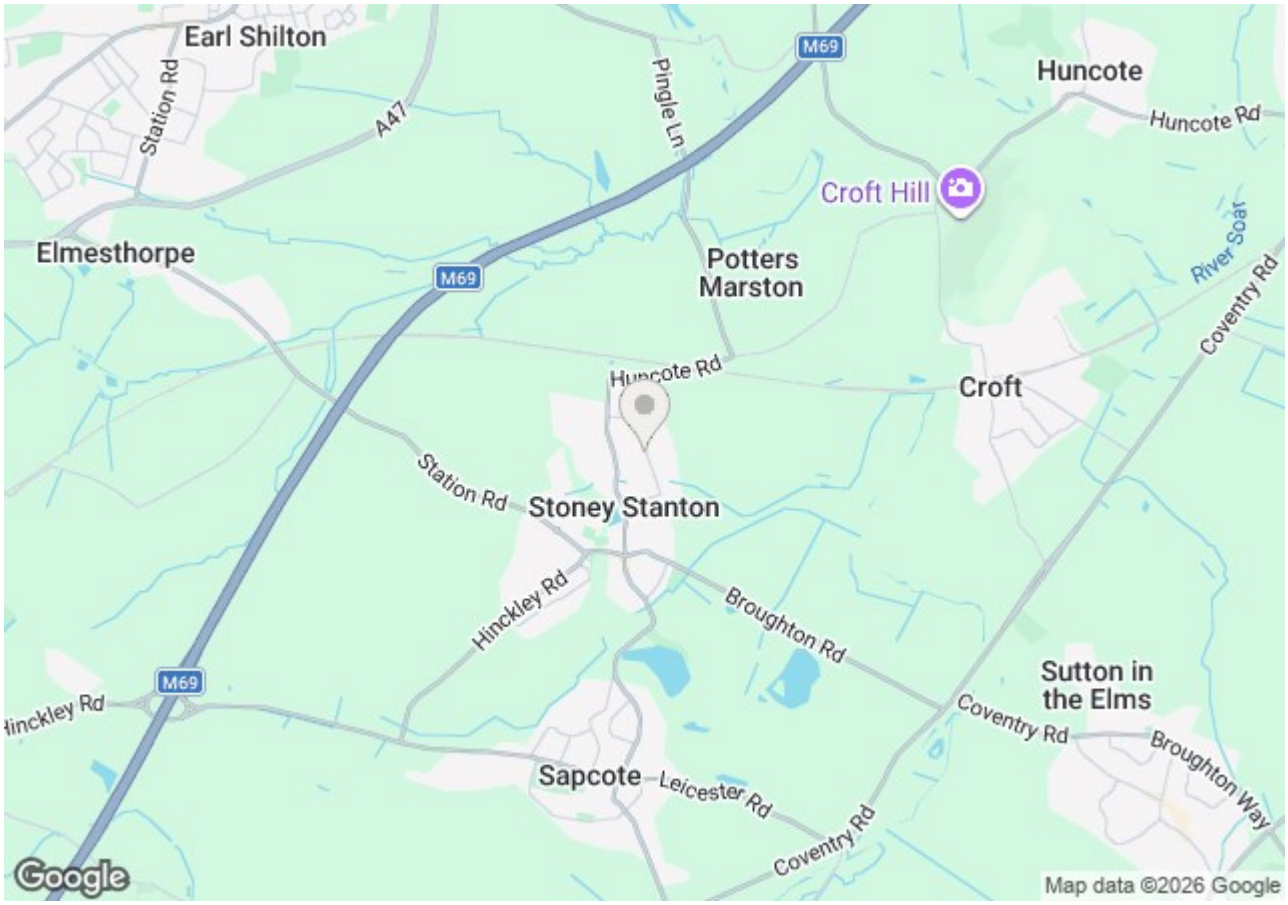


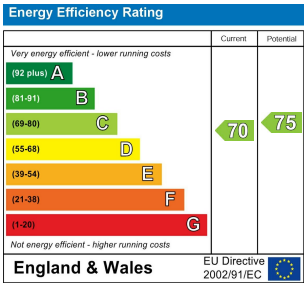
Energy Efficiency Rating

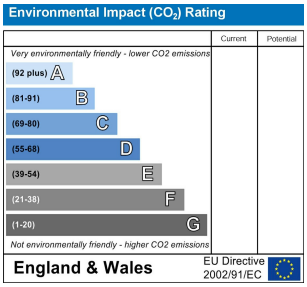
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

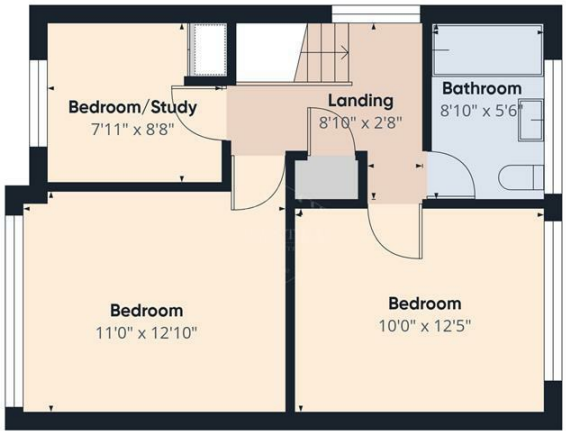

Earl Shilton
Station Rd
A47
Pingle Ln
M69
Huncote
Huncote Rd
Croft Hill
Elmesthorpe
M69
Potters
Marston
River Soar
Coventry Rd
Huncote Rd
Croft
Station Rd
Stoney Stanton
Hinckley Rd
Broughton Rd
M69
Hinckley Rd
Sutton in
the Elms
Coventry Rd
Broughton Way
Sapcote
Leicester Rd
Coventry Rd
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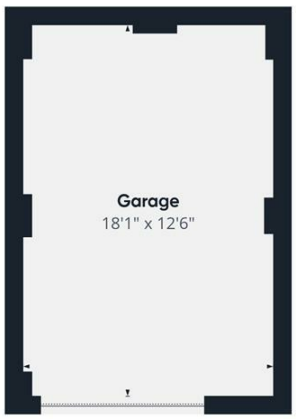




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area(1)

1108 ft²

Balconies and terraces

224 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