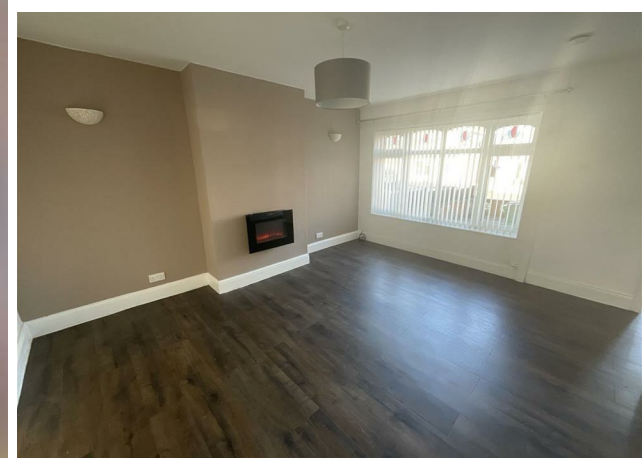


SOLD BY
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Meadow Close, Stoney Stanton, Leicester LE9 4BX
£257,500

archerbassett
LETTINGS AND SALES

**** NO UPWARDS CHAIN ** RECENTLY DECORATED ****

Deceptively spacious three bedroom semi-detached home benefiting from gas central heating and double glazing throughout. The accommodation comprises of porch, living room with electric wall mounted fire and stairs rising to the first floor. There is a fitted kitchen with built-in oven and hob and dining area/snug with patio doors to the rear garden. The first floor has two double bedrooms, good sized single third bedroom and family bathroom with electric and thermostatically controlled shower over the corner bath. There is a driveway to the front offering parking for two vehicles and garage with power and light whilst the mature rear garden is paved and lawned.

Porch

6'0" x 5'8" (1.85m x 1.74m)

UPVC double glazed door with obscure panel, double glazed window and fitted carpet.

Living Room

13'1".262'5" max narrowing to 14'9" x 12'10" (4..80m max narrowing to 4.5m x 3.93m)

Double glazed window to the front elevation, gas central heating radiator, wooden flooring, electric wall mounted fire and stairs leading to the first floor.

Kitchen

15'4" max x 8'5" max (4.68m max x 2.59m max)

Range of fitted wall and matching base units with built-in Zanussi electric oven, Logik induction hob and extractor. There is an integrated dishwasher and plumbing for washing machine and space for fridge, stainless steel single drainer sink unit and understairs storage cupboard housing the consumer unit and meters. Double glazed door to the side of the property and wooden flooring.

Dining Room/Snug

15'2" x 7'4" (4.63m x 2.24m)

UPVC double glazed sliding patio doors to the rear, gas central heating radiator, two UPVC double glazed windows and wooden flooring.

Landing

UPVC double glazed window, loft access and carpeted.

Bedroom One

9'4" max narrowing to 8'5" x 11'3" (2.85m max narrowing to 2.58m x 3.44m)

UPVC double glazed window, gas central heating radiator and carpeted.

DISCLAIMER

The details for this property advert are believed to be accurate but not all items shown in the photographs may be included and interested parties must not rely upon this advert or any other statement as being a representation of fact and must satisfy themselves by inspection or otherwise to the correctness of each of them. Archer Bassett, or any of its employees, has authority to make or give any representation or warranty whatsoever in relation to the property. All verbal statements made in the course of negotiations are made on the same understanding. This advert does not form part of any contract not does it constitute property particulars.

Bedroom Two

12'2" max x 9'5" max (3.72m max x 2.89m max)

UPVC double glazed window, gas central heating radiator and carpeted.

Bedroom Three

13'5" x x6'2" max narrowing to 5'7" (4.10m x x1.90m max narrowing to 1.72m)

UPVC double glazed window, gas central heating radiator and carpeted.

Bathroom

8'5" max x 5'6" max (2.57m max x 1.68m max)

UPVC double glazed window with obscure glass, white suite to comprise corner bath with Triton electric shower over, pedestal wash hand basin and low flush w.c. There is a heated towel rail, vinyl flooring and cupboard housing Worcester boiler.

Garage

Up-and-over garage door and UPVC double glazed door accessed from the rear, power and light.

Front Garden

Paved driveway providing parking for two vehicles.

Rear Garden

Mature rear garden with herbacious borders, paved and lawned with outside security light.

Tenure - Freehold

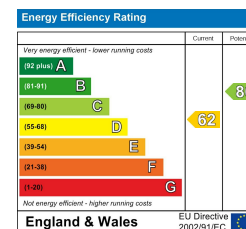
The agent has been informed that the property is offered Freehold however any interested party should obtain confirmation of this via their solicitor or legal representative.

Viewings

Viewings are strictly by appointment only via Archer Bassett.



Total area: approx. 97.6 sq. metres (1050.2 sq. feet)
This plan is for illustrative and guidance purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this floor plan all measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken by the Agent for any errors, omissions or misrepresentation.
Plan produced using PlanIt.



67 Hertford Street, Coventry CV1 1LB

024 7623 7500

sales@archerbassett.co.uk

archerbassett.co.uk