wards
Residential

33 The Fleet, Stoney Stanton, LE9 4DZ

£350,000 Offers over

NO CHAIN. A good sized five bedroom detached house situated in a highly sought after location within the desirable village of Stoney Stanton. The property benefits from off road parking and gardens to both the front and rear. The property comprises: Entrance Hall, Lounge/Diner, Kitchen, Five Bedrooms, Bathroom, WC and Garage. UPVC double glazing and gas fired central heating. Viewing highly recommended.

Entrance Hall

4.7 x 1.89 Metres

UPVC front door with windows either side and one radiator. Provides access to:

Kitchen

4.63 x 3.14 Metres

Fitted with a range of wooden base and wall units and a stainless steel sink and drainer. UPVC window and door to the rear elevation. Plumbing for a washing machine and access to the under stairs cupboard.

Lounge/Diner

7.39 x 3.81 Metres

Large double glazed windows to the front and rear elevation, feature electric fire place with a stone surround and wooden mantlepiece, two radiators and a retro wooden pole divider, separating the Lounge from the Dining Area. UPVC door allowing easy access to the rear of the property and TV aerial point.

Landing

2.93 x 2.75 Metres

With loft access hatch and airing cupboard.

Bedroom One

3.72 x 3.61 Metres

Large UPVC double glazed window to the rear elevation and one radiator.

Bedroom Two

4.01 x 3.07 Metres

Includes one radiator situated beneath a large UPVC double glazed window to the front elevation.

Bedroom Three

4.51 x 2.46 Metres

Bedroom Five

3.15 x 1.94 Metres

Two sizeable UPVC double glazed windows providing dual aspect to the side and rear elevation of the property and one radiator.

Bathroom

1.68 x 1.68 Metres

With a two piece bathroom suite comprising a wash hand basin and full length bath with shower unit above. Half height tiling. One sizeable UPVC double glazed window to the rear elevation and one radiator.With a two piece bathroom suite comprising a wash hand basin and full length bath with shower unit above. Half height tiling. One sizeable UPVC double glazed window to the rear elevation and one radiator.

WC

1.68 x 0.79 Metres

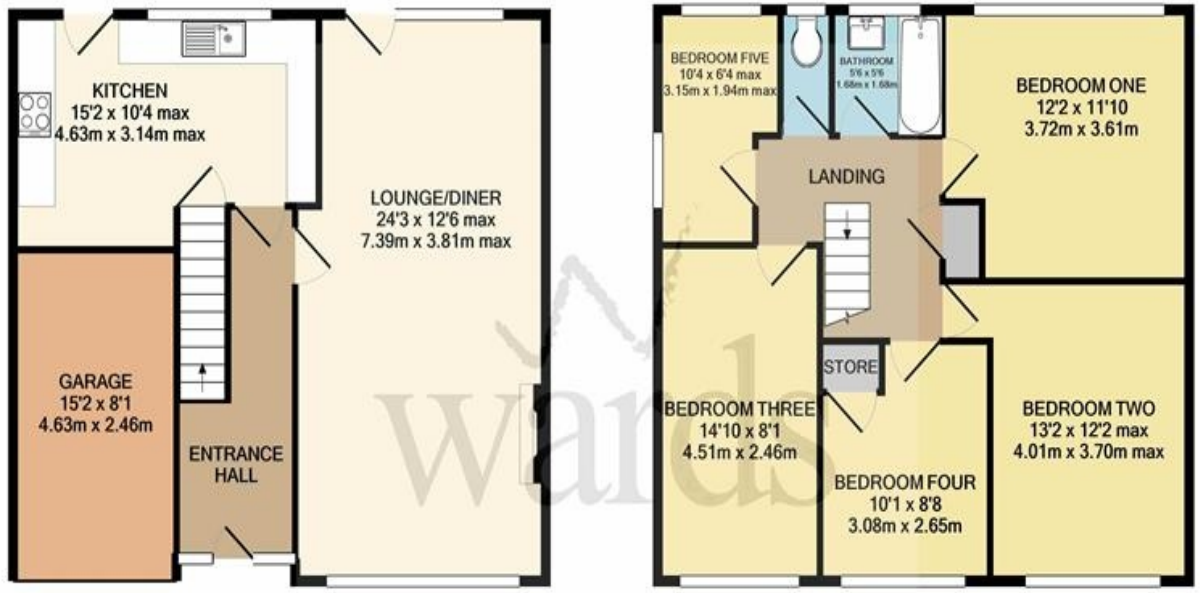
Situated adjacent to the principal bathroom. Fitted with a low flush WC. UPVC double glazed window to the rear elevation.

Outside

To the front elevation, there is a driveway providing off road parking and access to the integral single garage. The attractive front gardens are predominantly laid to lawn with attractive shrub borders affording privacy to the property. To the side of the property sits a gate providing access to the rear gardens. The extensive rear gardens are a superb feature of the property, with a block-paved patio, large lawned area and well maintained shrubbery borders. The gardens are predominantly enclosed by timber fencing, with a timber shed towards the end of the plot.

EPC Rating - D

Call 01455 251771 to make an appointment to view this property



GROUND FLOOR
APPROX. FLOOR
AREA 652 SQ.FT.
(60.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 661 SQ.FT.
(61.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1313 SQ.FT. (122.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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