

FOR
SALE



4 Station Road, Stoney Stanton, Leicester LE9 4LW

£190,000 - Freehold

77, Main Street, Broughton Astley, Leicester, LE9 6RE 01455 285555 sales@davidrobinsonestates.co.uk



PROPERTY DESCRIPTION

Quaint Cottage! - A great first time buy on offer with this three bed cottage which has good sized accommodation comprising, lounge/diner, fitted kitchen, bathroom, first floor, three bedrooms. The property benefits from gas fired central heating to radiators, UPVC double glazed windows with gardens to the rear. Early viewing is highly advised.

POINTS OF INTEREST

- Terraced Cottage
- Three Bedrooms
- Lounge/Diner
- Fitted Kitchen
- D/S Bathroom
- Gardens
- Viewing Recommended



ROOM DESCRIPTIONS

Ground Floor

Lounge/Diner

24' 5" x 11' 10" (7.44m x 3.61m) UPVC double glazed window to the front/rear aspect, electric fire, stairs to first floor landing and two radiators.

Fitted Kitchen

9' 9" x 6' 3" (2.97m x 1.91m) UPVC double glazed window to the side aspect, door to the side aspect, being fitted with a range of wall and base units with built in oven, hob, extractor, sink/drain, plumbing for washing machine.

Bathroom

6' 5" x 5' 6" (1.96m x 1.68m) UPVC double glazed window to the rear aspect, being fitted with three piece suite comprising, low level wc, hand wash basin, bath with shower over.

First Floor

First Floor Landing

Bedroom One

13' 0" x 8' 9" (3.96m x 2.67m) UPVC double glazed window to the front aspect and radiator.

Bedroom Two

10' 11" x 7' 11" (3.33m x 2.41m) UPVC double glazed window to the rear aspect and radiator.

Bedroom Three

9' 11" x 6' 5" (3.02m x 1.96m) UPVC double glazed window to the rear aspect and radiator.

Front Garden

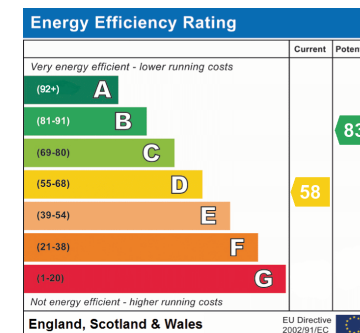
To the front of the property there is a garden area.

Rear Garden

To the rear of the property there are laid to lawn gardens with patio area, shed and rear access.

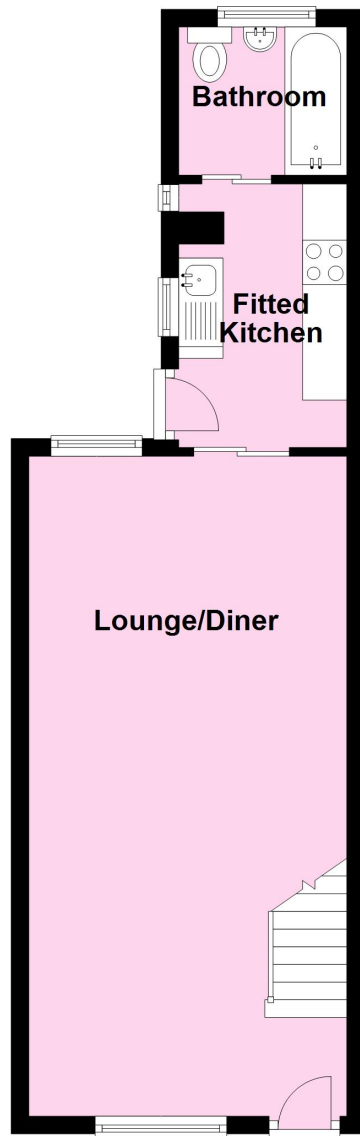
Agents Notes:

Council tax band B (Blaby District Council)
Standard Brick Construction Tiled Roof
Connected to mains gas/water/electric/sewerage
Multiple Choice for Broadband/phone signal
No flood risks that we are aware of



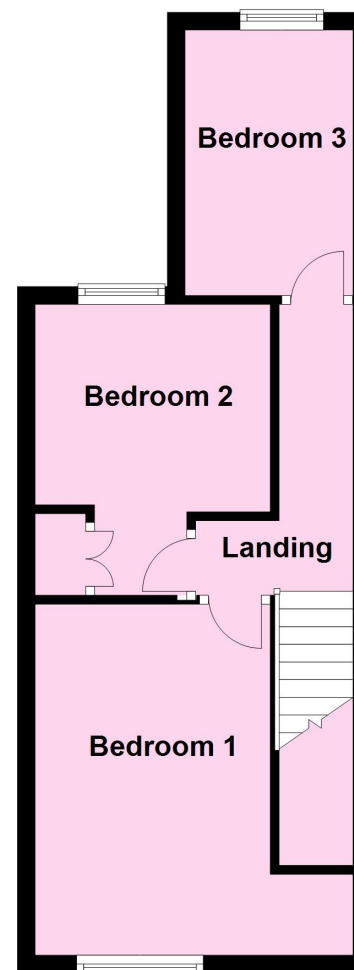
Ground Floor

Approx. 35.9 sq. metres (386.4 sq. feet)



First Floor

Approx. 32.4 sq. metres (348.5 sq. feet)



Total area: approx. 68.3 sq. metres (734.9 sq. feet)