

**SOLD
STC**



32 South Drive, Stoney Stanton, LEICESTER LE9 4JP

SSTC £230,000 - Freehold



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PROPERTY DESCRIPTION

Village Location - Situated in one of South Leicestershire villages you will find this good sized three bed semi-detached which has accommodation comprising, entrance hall, lounge, kitchen/diner, conservatory, first floor landing, three good sized bedrooms, bathroom & separate wc. The property benefits from gas fired central heating to radiators, UPVC double glazed windows, with off road parking to front and attractive gardens to rear. Internal viewing comes recommended.

POINTS OF INTEREST

- *Semi Detached*
- *Three bedrooms*
- *Lounge*
- *Kitchen Diner*
- *Conservatory*
- *Off Road Parking*
- *Viewing Essential*



ROOM DESCRIPTIONS

GROUND FLOOR

Porch

UPVC double glazed door to front aspect

Entrance Hall

Door to front aspect, UPVC double glazed window to side aspect, stairs to first floor landing, laminate flooring and radiator.

Lounge

4.11m x 3.63m (13' 6" x 11' 11") UPVC double glazed window to front aspect, open fire and radiator.

Fitted Kitchen Diner

5.53m x 2.74m (18' 2" x 9' 0") UPVC double glazed window to rear aspect, UPVC double glazed door to side aspect, UPVC double glazed french doors to rear aspect, being fitted with a range of wall and base units with built in oven, hob, extractor, sink/drainage, plumbing for washing machine and two radiators.

Conservatory

2.74m x 2.48m (9' 0" x 8' 2") UPVC double glazed and radiator.

Under Cover Side Access

with doors to front/rear and access to two storage cupboards.

FIRST FLOOR

Bedroom 1

3.68m x 3.32m (12' 1" x 10' 11") UPVC double glazed window to front aspect, fitted cupboard and radiator.

Bedroom 2

3.25m x 3.17m (10' 8" x 10' 5") UPVC double glazed window to rear aspect and radiator.

Bedroom 3

2.71m x 2.15m (8' 11" x 7' 1") UPVC double glazed window to front aspect and radiator.

Separate WC

UPVC double glazed window to side aspect, being fitted with low level wc.

Bathroom

UPVC double glazed window to rear aspect, being fitted with two piece suite comprising, bath with shower, hand wash basin, laminate flooring and heated towel rail.

EXTERNAL

Front Garden

To the front of the property there are attractive laid to lawn gardens with off road parking.

Rear Garden

To the rear of the property there are attractive laid to lawn gardens with patio area.

Additional Notes:

Council tax band B (Blaby District Council)

Standard Brick Construction Tiled Roof

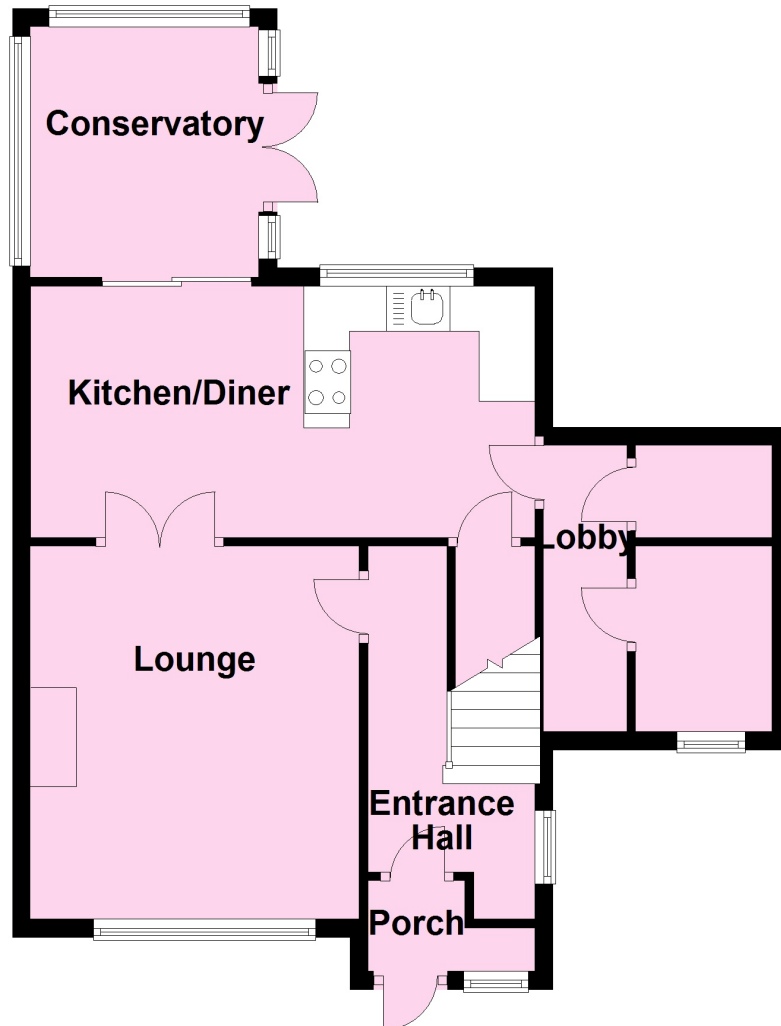
Connected to mains gas/water/electric/sewerage

Multiple Choice for Broadband/phone signal

No flood risks that we are aware of

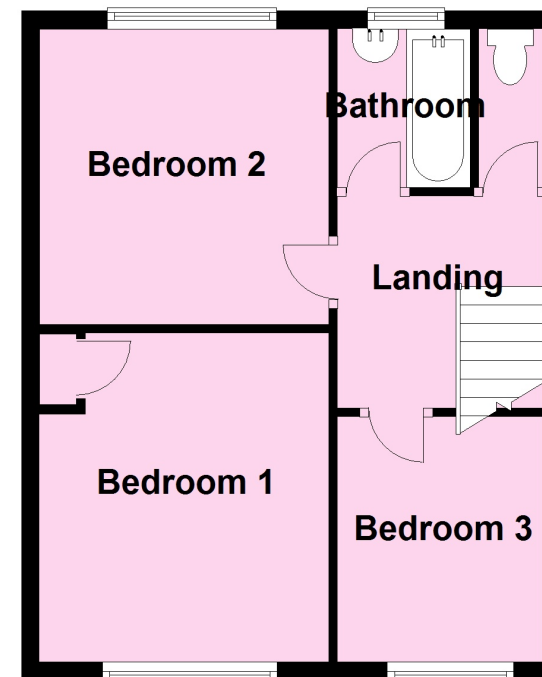
Ground Floor

Approx. 564.4 sq. feet



First Floor

Approx. 403.4 sq. feet



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