

FOR  
SALE



30 Clint Hill Drive, Stoney Stanton, Leicester LE9 4DB

£329,950 - Freehold

77, Main Street, Broughton Astley, Leicester, LE9 6RE 01455 285555 [sales@davidrobinsonestates.co.uk](mailto:sales@davidrobinsonestates.co.uk)



## PROPERTY DESCRIPTION

Fantastic Find! - This beautifully presented modern detached home offers great space for all the family with accommodation comprising, entrance hall, downstairs wc, lounge, fitted kitchen diner, conservatory, first floor landing, three bedrooms, family bathroom, whilst on the second floor you will find a super master bedroom with re-fitted en-suite. The property benefits from gas fired central heating to radiators, double glazing with attractive gardens to rear, ample off road parking to the front/side with detached garage. Internal viewing is considered essential with NO CHAIN!

## POINTS OF INTEREST

- *Modern Detached*
- *Three Storey*
- *Lounge*
- *Conservatory*
- *Fitted Dining Kitchen*
- *Re-Fitted En-Suite*
- *Detached Garage*
- *No Chain*



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

Double glazed door to the front aspect, tiled flooring, stairs to first floor landing, under stairs cupboard and radiator.

#### Downstairs WC

UPVC double glazed window to the side aspect, being fitted with two piece suite comprising, low level wc, hand wash basin, tiled flooring and radiator.

#### Lounge

16' 1" x 9' 11" (4.90m x 3.02m) UPVC double glazed window to the rear aspect, UPVC double glazed french doors to the rear aspect and radiator.

#### Conservatory

10' 6" x 7' 8" (3.20m x 2.34m) UPVC double glazed.

#### Fitted Kitchen Diner

17' 5" x 9' 4" (5.31m x 2.84m) UPVC double glazed bay window to the front aspect, being modern fitted with a range of wall and base units with built in oven, hob, extractor, sink/drain, tiled flooring, plumbing for washing machine, tiled flooring and radiator.

### First Floor

#### First Floor Landing

Stairs to second floor and built in cupboard.

#### Bedroom Two

13' 8" x 9' 5" (4.17m x 2.87m) UPVC double glazed window to the rear aspect and radiator.

#### Bedroom Three

9' 11" x 9' 5" (3.02m x 2.87m) UPVC double glazed window to the front aspect, built in wardrobe, built in cupboard and radiator.

#### Bedroom Four/Study

UPVC double glazed window to the rear aspect and radiator.

### Family Bathroom

UPVC double glazed window to the front aspect, being fitted with three piece suite comprising, low level wc, hand wash basin, bath with shower over, part tiled walls and heated towel rail.

### Second Floor

#### Master Bedroom

21' 4" x 12' 5" (6.50m x 3.78m) UPVC double glazed window to the front aspect, double glazed velux window (with blind) to the rear aspect, built in storage cupboard, loft access and radiator.

#### Re-Fitted En-Suite

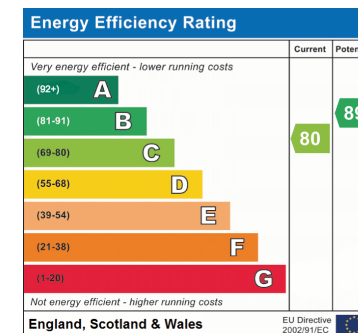
6' 8" x 5' 6" (2.03m x 1.68m) Double glazed velux window to the rear aspect, being re-fitted with three piece suite comprising, low level wc, hand wash basin, shower cubicle, tiled flooring, ceiling spot lights, inset lighting, tiled surround.

#### Front Garden

The property enjoys a good sized frontage providing ample off road parking for multi vehicles giving access to single garage and laid to lawn garden further to the side.

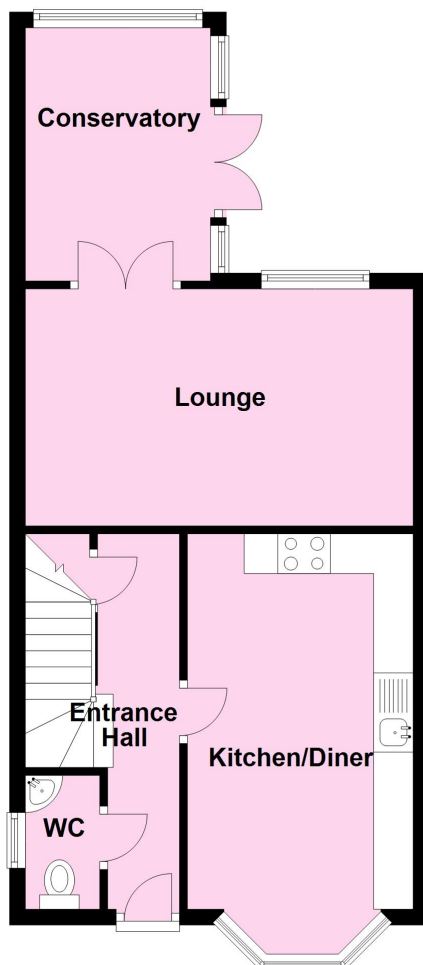
#### Detached Garage

With up and over door, power/lighting and side courtesy door from the garden.



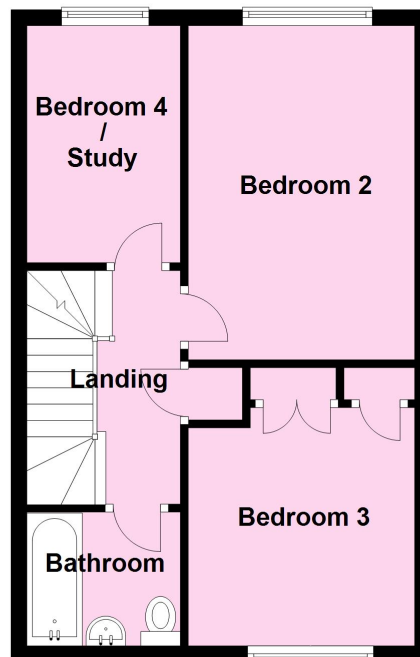
### Ground Floor

Approx. 46.4 sq. metres (499.6 sq. feet)



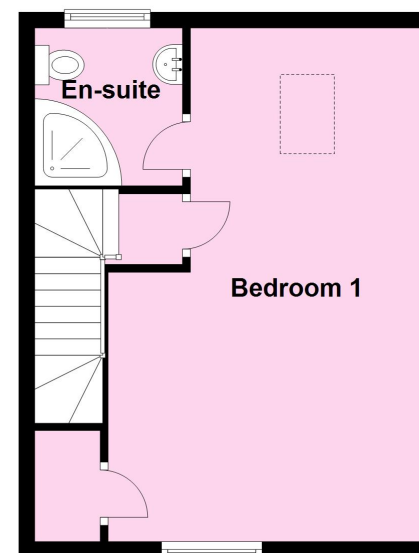
### First Floor

Approx. 38.4 sq. metres (413.7 sq. feet)



### Second Floor

Approx. 31.8 sq. metres (342.5 sq. feet)



Total area: approx. 116.7 sq. metres (1255.8 sq. feet)

Disclaimer: David Robinson Estate Agents LTD are the selling agent for the sale and marketing of the property described on these property particulars and your conveyancer is legally responsible for ensuring that the purchase agreement fully protects your position as a purchaser. David Robinson Estate Agents LTD makes detailed enquiries of the seller to ensure that the information provided is as accurate as possible. However, if you become aware that any of the information provided to you is inaccurate please inform your David Robinson Estates representative as soon as possible so we can make the necessary corrections. The services at the property have not been tested.