

**SOLD  
STC**



**20 Cadle Close, Stoney Stanton, Leicester LE9 4HD**

**SSTC £310,000 - Freehold**

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## PROPERTY DESCRIPTION

Perfect Village Location ! - An attractive three bed detached home situated in this sought after cul-de-sac location with accommodation comprising, entrance hall, down stairs wc, lounge, fitted kitchen diner, utility area, study/bedroom area, first floor landing, three bedrooms, master benefits from en-suite and family bathroom. The property also benefits from gas fired central heating to radiators, UPVC double glazing with off road parking and good sized private gardens to rear in non overlooked position! Internal viewing is a real must WITH NO CHAIN!

## POINTS OF INTEREST

- *Family Detached*
- *Three Bedrooms*
- *Lounge*
- *Fitted Kitchen Diner*
- *D/S WC*
- *Study/Bedroom Area*
- *Attractive Gardens*
- *No Chain*



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

UPVC double glazed door to the front aspect, laminate flooring, stairs to first floor landing and radiator.

#### Downstairs WC

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

#### Lounge

14' 5" x 11' 0" (4.39m x 3.35m) UPVC double glazed window to the front aspect, laminate flooring feature fireplace and radiator.

#### Fitted Kitchen Diner

17' 3" x 8' 3" (5.26m x 2.51m) UPVC double glazed window to the rear aspect, UPVC double glazed french doors to the rear aspect, being fitted with a range of wall and base units with built in oven, hob, sink/drain, plumbing for washing machine, ceiling spot lights and radiator.

#### Utility Area

UPVC double glazed and tiled flooring.

#### Study/Bedroom Area

11' 0" x 8' 5" (3.35m x 2.57m) UPVC double glazed window to the side aspect.

### First Floor

#### First Floor Landing

UPVC double glazed window to the side aspect and loft access.

#### Bedroom One

12' 9" x 9' 2" (3.89m x 2.79m) UPVC double glazed window to the front aspect, fitted wardrobe and radiator.

#### En-Suite

Being fitted with three piece suite comprising low level wc, hand wash basin, shower cubicle and radiator.

#### Bedroom Two

11' 1" x 8' 5" (3.38m x 2.57m) UPVC double glazed window to the rear aspect and radiator.

#### Bedroom Three

8' 4" x 5' 10" (2.54m x 1.78m) 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, built in airing cupboard, tiled flooring and heated towel rail.

#### Front Garden

To the front of the property there is off road parking for multi vehicles with side access to the rear garden.

#### Rear Garden

To the rear of the property there are great sized laid to lawn gardens with patio area, situated in non-overlooked position with (summer house 16' 8" x 18' 2" (5.08m x 5.54m) UPVC double glazed window to the front aspect, laminate flooring)

#### Additional Notes:

Council tax band D (Blaby District Council)

Standard Brick Construction Tiled Roof

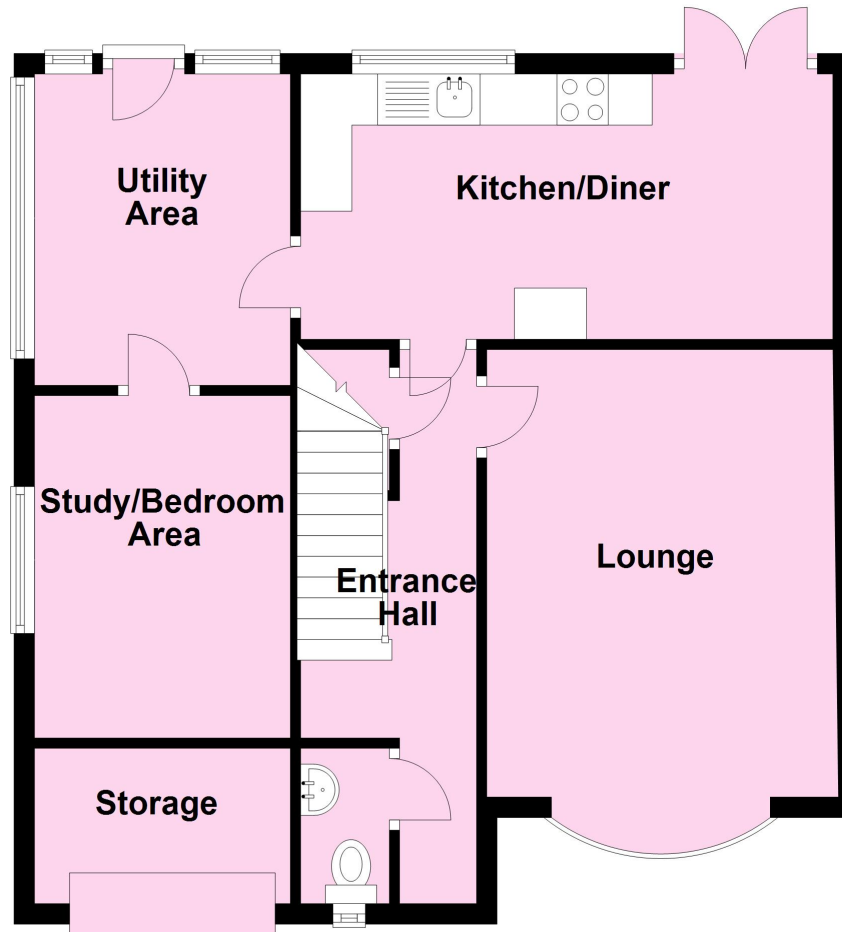
Connected to mains gas/water/electric/sewerage

Multiple Choice for Broadband/phone signal

No flood risks that we are aware of

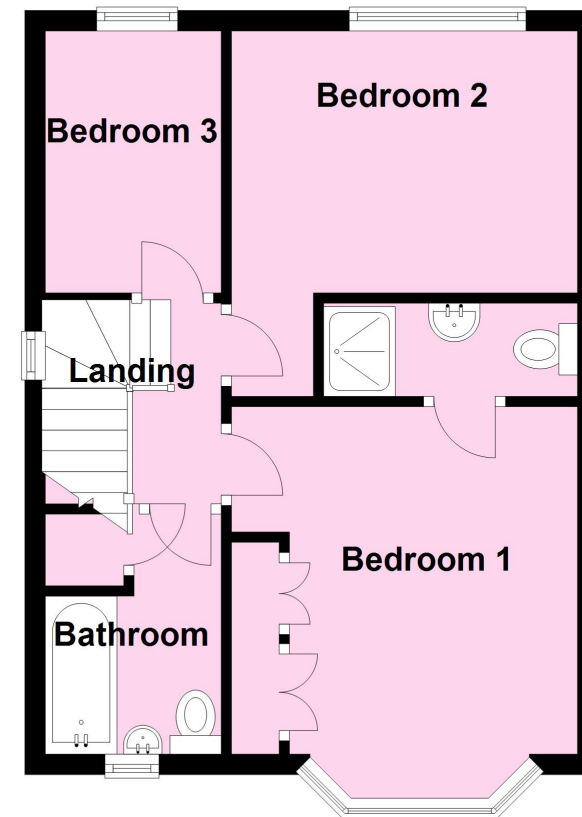
## Ground Floor

Approx. 59.9 sq. metres (644.9 sq. feet)



## First Floor

Approx. 35.3 sq. metres (379.6 sq. feet)



**Total area: approx. 95.2 sq. metres (1024.5 sq. feet)**

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