



4 Vernon Way, Stoney Stanton, Leicester. LE9 4AP

- Well Presented Modern Three Bedroom Detached Home
- Ent Hall, Cloaks/WC and Store, Living Room, Breakfast Kitchen
- Landing, Three Bedrooms, Family Bathroom
- En Suite Shower/Wc to Master Bedroom
- Gas Fired Central Heating System, Double Glazing
- Driveway and Garage
- Generous Rear Garden
- Internal Viewing Highly Recommended
- EPC Rating B & Council Tax Band D



PROPERTY DESCRIPTION

Well presented three bedroom modern detached home situated on a great plot position in this sought after location. Offering well laid out accommodation the property comprises of entrance hall with cloaks/wc and good size store. The living/dining room runs from front to the rear and has double doors leading out to the rear garden. The ground floor is completed by an attractive fitted breakfast kitchen benefiting from a range of base and wall units and fitted appliances. To the first floor the light and airy landing area leads to the three bedrooms and a family bathroom. The master bedroom has fitted wardrobes and also an en suite shower room/wc. Externally the property sits on a lovely plot with driveway providing car standing and giving access to the good size garage. The garden is not overlooked to the rear and has a feature patio, good size lawn and fence surround. Located at the end of the road are field views and a viewing comes highly recommended to appreciate this lovely home. EPC rating is B and Council tax is band D.



ROOM DESCRIPTIONS

Entrance Hall

Cloaks/Wc

Living/Dining Room

21' 9" x 11' 4" (6.63m x 3.45m)

Breakfast Kitchen

11' 8" x 10' 0" (3.56m x 3.05m)

Landing

Bedroom

11' 5" to back of robes x 10' 7" (3.48m x 3.23m)

En Suite Shower Room

Bedroom

11' 6" x 7' 2" (3.51m x 2.18m)

Bedroom

10' 1" x 7' 6" (3.07m x 2.29m)

Family Bathroom

External

Garage

19' 10" x 10' 3" (6.05m x 3.12m)

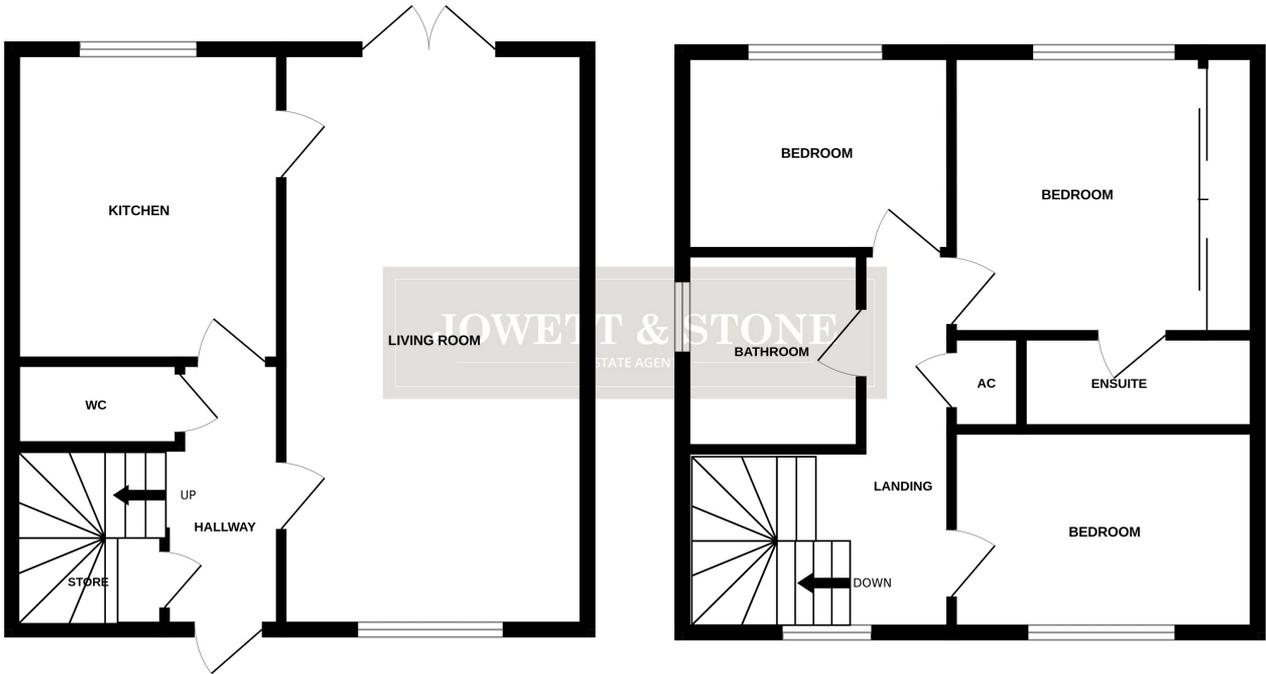
Rear Garden



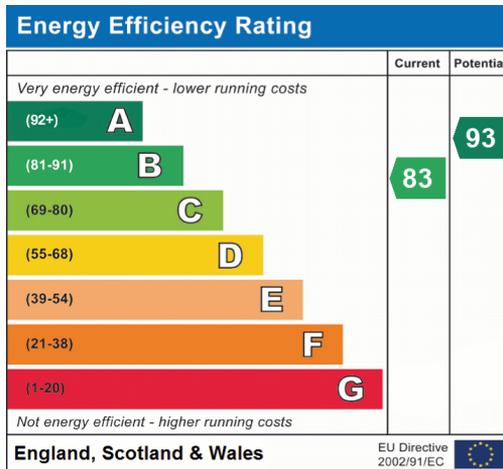
FLOORPLAN & EPC

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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