

**SOLD  
STC**



**27 The Fleet, Stoney Stanton, Leicester LE9 4DZ**

**SSTC £330,000 - Freehold**



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

## PROPERTY DESCRIPTION

Excellent Living Space! - With this Extended detached home which has fantastic accommodation comprising, entrance hall, downstairs wc, lounge, open plan living fitted dining kitchen, first floor landing, three great sized bedrooms, family bathroom. The property benefits from gas fired central heating to radiators, double glazing, ample off road parking to front/side with car port and work shop further to the rear. There is a low maintenance garden and internal viewing comes highly recommended.

## POINTS OF INTEREST

- *Extended Detached*
- *Three Bedrooms*
- *Lounge*
- *Living Ftd D/Kitchen*
- *Downstairs WC*
- *Attractive Gardens*
- *Work Shop*
- *Viewing Essential*



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

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

#### Downstairs WC

Being fitted with two piece suite comprising, low level wc, hand wash basin.

#### Lounge

17' 7" x 12' 6" (5.36m x 3.81m) UPVC double glazed window to the front aspect and radiator

#### Open Plan Living Fitted Dining Kitchen

19' 4" x 16' 1" (5.89m x 4.90m) UPVC double glazed window to the rear/side aspects, UPVC double glazed french doors to the rear aspect, UPVC double glazed door to the side aspect, two double glazed velux windows to the rear aspect, being fitted with a range of wall and base units with built in oven, hob, extractor, sink/drain, plumbing for washing machine, ceiling spot lights and two radiators.

### First Floor

#### First Floor Landing

UPVC double glazed window to the side aspect, loft access and built in airing cupboard.

#### Bedroom One

13' 1" x 11' 0" (3.99m x 3.35m) UPVC double glazed window to the front aspect and radiator.

#### Bedroom Two

12' 2" x 10' 1" (3.71m x 3.07m) UPVC double glazed window to the rear aspect and radiator.

#### Bedroom Three

8' 10" x 7' 11" (2.69m x 2.41m) UPVC double glazed window to the front aspect and radiator.

#### Family Bathroom

UPVC double glazed window to the front rear aspect, being fitted with three piece suite comprising, low level wc, hand wash basin, bath with shower over and radiator.

#### Front Garden

To the front of the property there is a garden area with ample off road parking to the front/side giving access to car port.

#### Rear Garden

To the rear of the property there are low maintenance gardens with access to work shop 22' 4" x 12' 1" (6.81m x 3.68m) with power and lighting.

#### Additional Notes:

Council tax band D (Blaby District Council)

Standard Brick Construction Tiled Roof

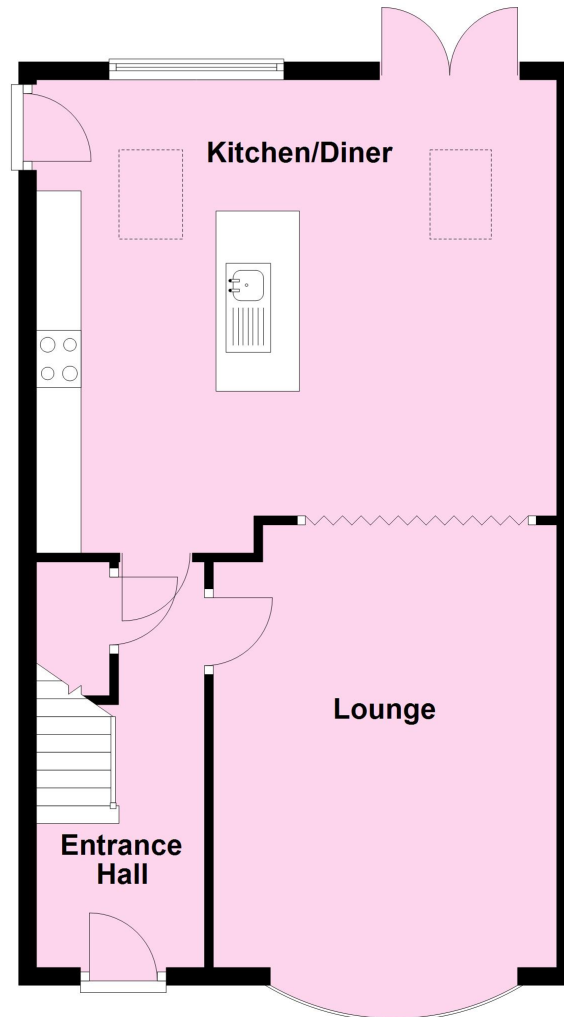
Connected to mains gas/water/electric/sewerage

Multiple Choice for Broadband/phone signal

No flood risks that we are aware of

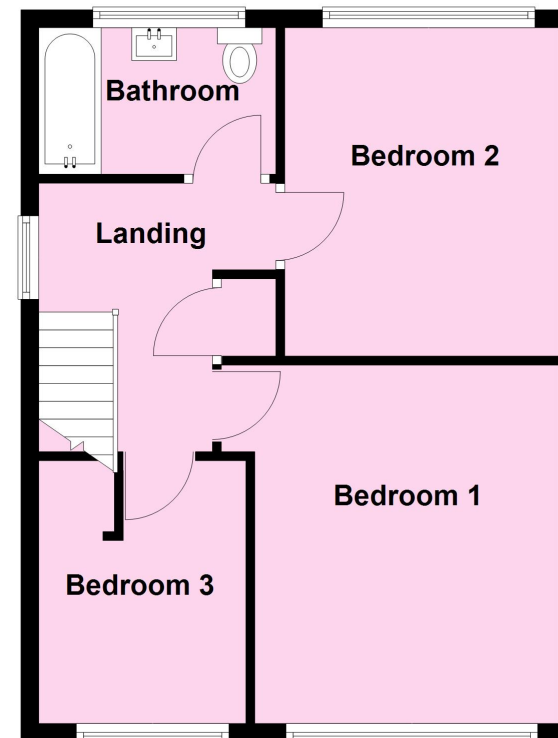
## Ground Floor

Approx. 58.5 sq. metres (629.4 sq. feet)



## First Floor

Approx. 45.2 sq. metres (486.1 sq. feet)



**Total area: approx. 103.6 sq. metres (1115.5 sq. feet)**

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