



Richardson Close
Stoney Stanton, LE9 4TR

Offers Over £300,000

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Richardson Close

, Stoney Stanton, LE9 4TR

Offered for sale with the benefit of no onward chain, this extended four bedroom detached family home occupies an excellent position at the end of this cul-de-sac with plenty of parking to the front and a larger than average rear garden. With UPVC double glazed windows and gas central heating from a modern combination boiler there is an entrance hall, WC, lounge, extended dining room with sitting area to the rear, kitchen, landing, four bedrooms and a bathroom.

The sought after village of Stoney Stanton has a local Co-Op late shop, a variety of public houses, Indian restaurant, Chinese takeaway, chip shop, doctors surgery and other small shops all within walking distance. The property is a short distance from Manorfield Church of England Primary School, rated good by Ofsted. The property is also well placed for commuters with the M69 nearby which makes travelling to Leicester very convenient. Stoney Stanton is well known for Stoney Cove with its outdoor diving centre. People travel across the country to use the facilities here. Stanton Lakes and restaurant is also within walking distance. A wider range of amenities and supermarkets can be found in the nearby town of Hinckley located approximately 4 miles away. Council tax band D.

Entrance hall

Downstairs WC

Lounge

17'0" x 8'7" (5.20m x 2.63m)

Dining/sitting room

18'11" max x 15'7" max (5.78m max x 4.77m max)

Kitchen

15'1" x 8'1" (4.61m x 2.48m)

Landing

Bedroom one

13'3" x 9'6" (4.06m x 2.91m)

Bedroom two

11'2" x 9'7" (3.41m x 2.93m)





Bedroom three

8'9" x 7'8" (2.69m x 2.36m)

Bedroom four

9'8" max x 8'9" max 5'7" min (2.95m max x 2.67m max 1.72m min)

Bathroom

7'2" x 5'4" (2.19m x 1.64m)

Garage

17'0" x 8'7" (5.20m x 2.63m)

Tenure

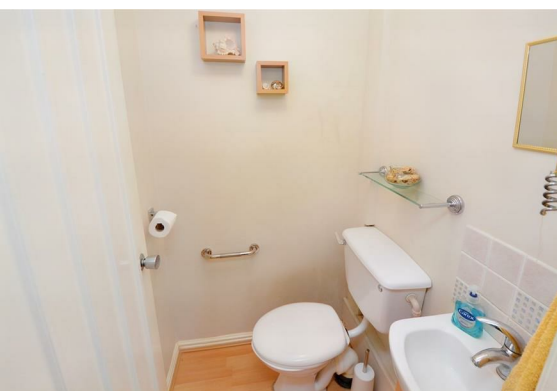
The property is being sold freehold with Vacant Possession upon completion. **FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price. **SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.

Consumer Protection Legislation

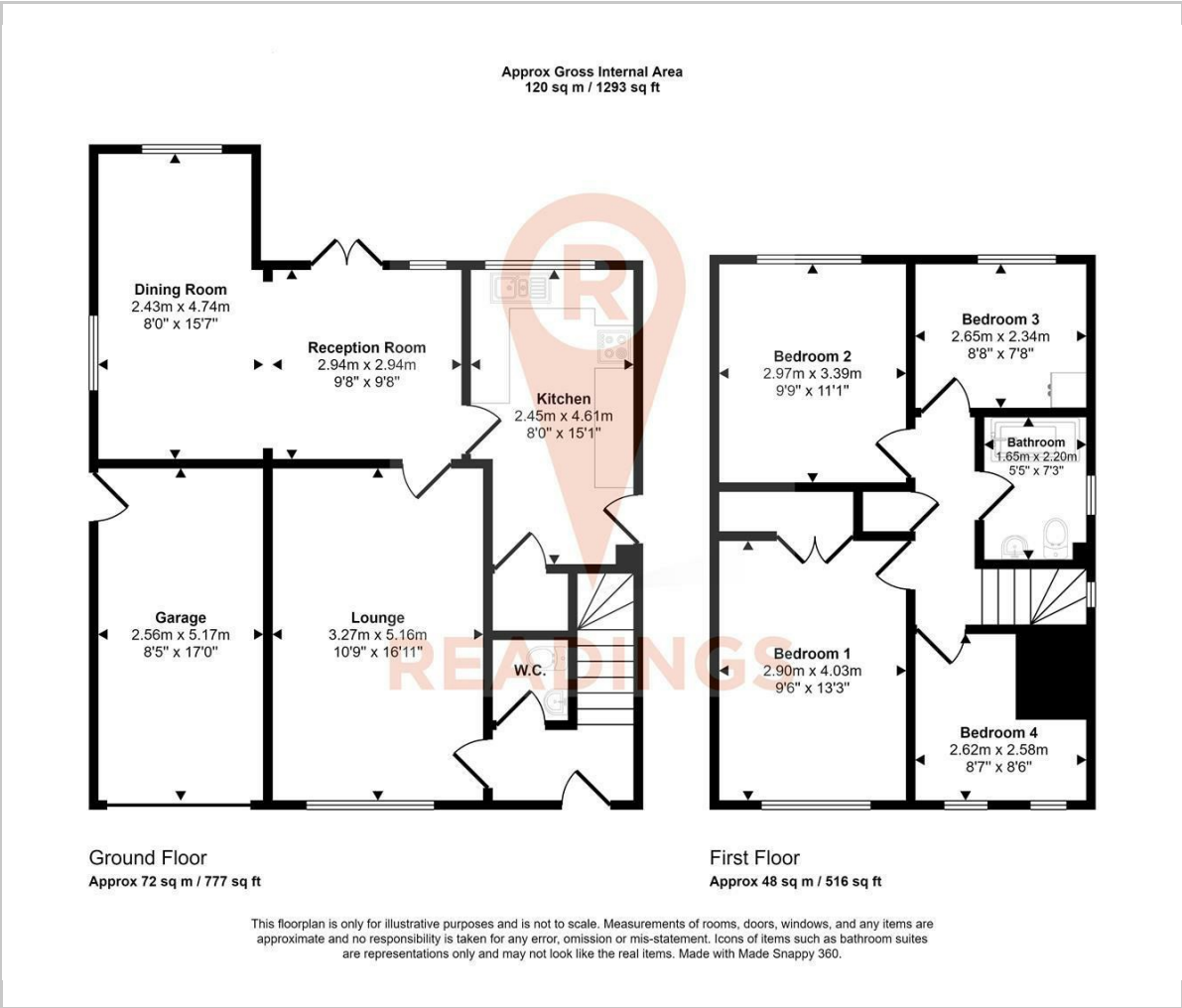
CONSUMER PROTECTION LEGISLATION - These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

Anti Money Laundering

Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002 all prospective purchasers proceeding with a purchase will be asked to provide us with photographic I.D. (e.g. Passport, driving licence etc) and proof of address (e.g. Current utility bill, bank statement, council tax demand). This information will be required before solicitors are instructed on a sale or purchase.



Floor Plan



Viewing

Please contact our Leicester Office on 0116 2227575 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

