



## 7A MAYS FARM DRIVE, STONEY STANTON, LE9 4HA

**ASKING PRICE £350,000**

Impressive modern Jelson built detached family home on a large sunny corner plot with open aspect to front. Sought after and convenient location within walking distance to the village centre including a parade of shops, doctors surgery, primary school, recreational facilities, takeaways, public houses and good access to major road links. Well presented and refurbished including white panelled interior doors, spindle balustrades, coving, feature contemporary fireplace, refitted kitchen and shower room, spotlights, wired in smoke alarms, gas central heating UPVC SUDG and UPVC soffits and fascia's. Spacious accommodation offers entrance hallway, separate WC, lounge, dining room, kitchen and utility room. Four good bedrooms, the main with en-suite shower room and family bathroom. Wide driveway to garage, well kept front and sunny rear garden with shed and greenhouse. Viewing recommended. Carpets and blinds included.



## TENURE

Freehold

Council Tax Band E

## ACCOMMODATION

Open pitched and tiled canopy porch with outside lighting. Attractive slate grey composite and panelled SUDG front door to

### ENTRANCE HALLWAY

With single panelled radiator, doorbell chimes, wired in smoke alarm, stairway to first floor with white spindle balustrades. Attractive white six panelled interior doors to



### REFITTED WC

With white suite consisting low level WC, pedestal wash hand basin, tiled splashbacks, mirror fronted bathroom cabinet above. Chrome heated towel rail and extractor fan.



### FRONT DINING ROOM

12'6" x 8'9" (3.83 x 2.68)

With double panelled radiator, telephone point including Sky broadband, coving to ceiling.



### REAR LOUNGE

14'6" x 11'11" (4.43 x 3.65)

With feature contemporary fireplace having ornamental limed oak surrounds, raised black granite hearth and backing incorporating a living flame coal effect gas fire. Double panelled radiator, TV aerial point. Coving to ceiling. UPVC SUDG sliding patio doors to the rear garden.



## REAR REFITTED KITCHEN

8'9" x 11'11" (2.67 x 3.65)

With a fashionable range of gloss white fitted kitchen units with soft close doors, consisting inset single drainer stainless steel sink unit, mixer taps above, cupboard beneath. Further matching range of floor mounted cupboard units including a three and a four drawer unit. Contrasting woodgrain working surfaces above with inset four ring stainless steel gas hob unit, double fan assisted oven with grill beneath. Stainless steel chimney extractor above, matching upstands, further matching range of wall mounted cupboard units. Integrated fridge freezer, dishwasher inset ceiling spotlights, fashionable grey vertical radiator. Concealed lighting over the working surfaces. Door to utility room to the side.



## UTILITY ROOM

5'9" x 5'1" (1.77 x 1.57)

Refitted utility room with matching units from the kitchen. Consisting inset stainless steel sink with mixer tap above. Surrounding woodgrain working surfaces, cupboard beneath. One tall larder/broom cupboard and matching shelving and wine rack. Appliance recess point, plumbing for automatic washing machine. Wall mounted gas condensing boiler for gas central heating and domestic hot water with wireless thermostat.

Radiator, extractor fan and white composite SUDG door to the side of the property.



## FIRST FLOOR LANDING

With white spindle balustrades, wired in smoke alarm, loft access with extending aluminium ladder for access. The loft is partially boarded with lighting.

## BEDROOM ONE TO FRONT

11'8" x 10'7" (3.57 x 3.23)

With a range of fitted bedroom furniture in white consisting of two double wardrobe units, radiator, TV aerial point UPVS SUDG and leaded bow window to front. Door to



## REFITTED EN-SUITE SHOWER ROOM

8'8" x 4'6" (2.65 x 1.39)

With white suite consisting of fully tiled double walk in shower with glazed shower screen. Pedestal wash hand basin, low level WC, contrasting fully tiled surrounds including the flooring, inset ceiling spotlights, chrome heated towel rail and extractor fan



## BEDROOM TWO TO REAR

8'3" x 10'11" (2.53 x 3.34)

With radiator.



## BEDROOM THREE TO REAR

10'9" x 8'9" (3.29 x 2.67)

With radiator.



## BEDROOM FOUR TO FRONT

8'3" x 8'5" (2.54 x 2.59)

With radiator, white ash laminate wood strip flooring.



## BATHROOM TO REAR

6'0" x 7'10" (1.84 x 2.41)

With white suite consisting of panelled bath. Main shower unit above, pedestal wash hand basin with mirror above, low level WC, contrasting tiled surrounds, shaver point, chrome heated towel rail and extractor fan.



## OUTSIDE

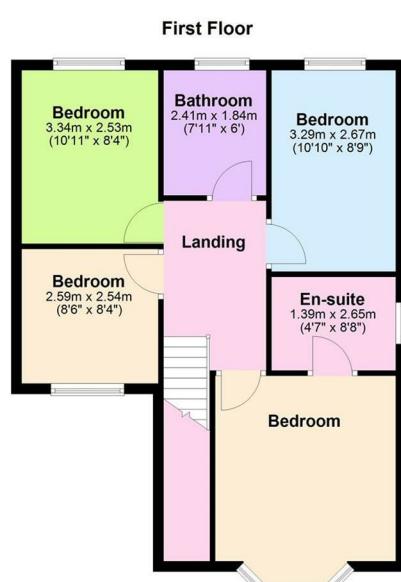
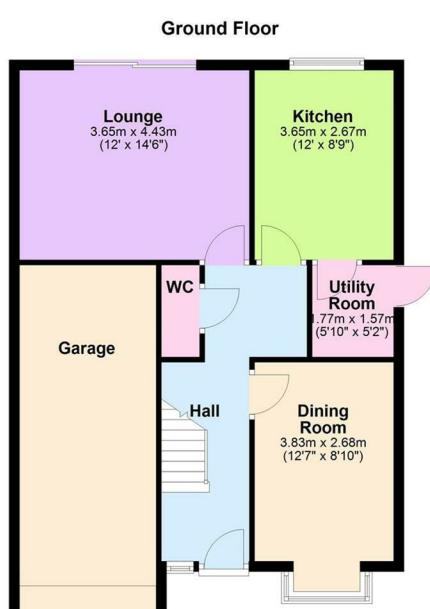
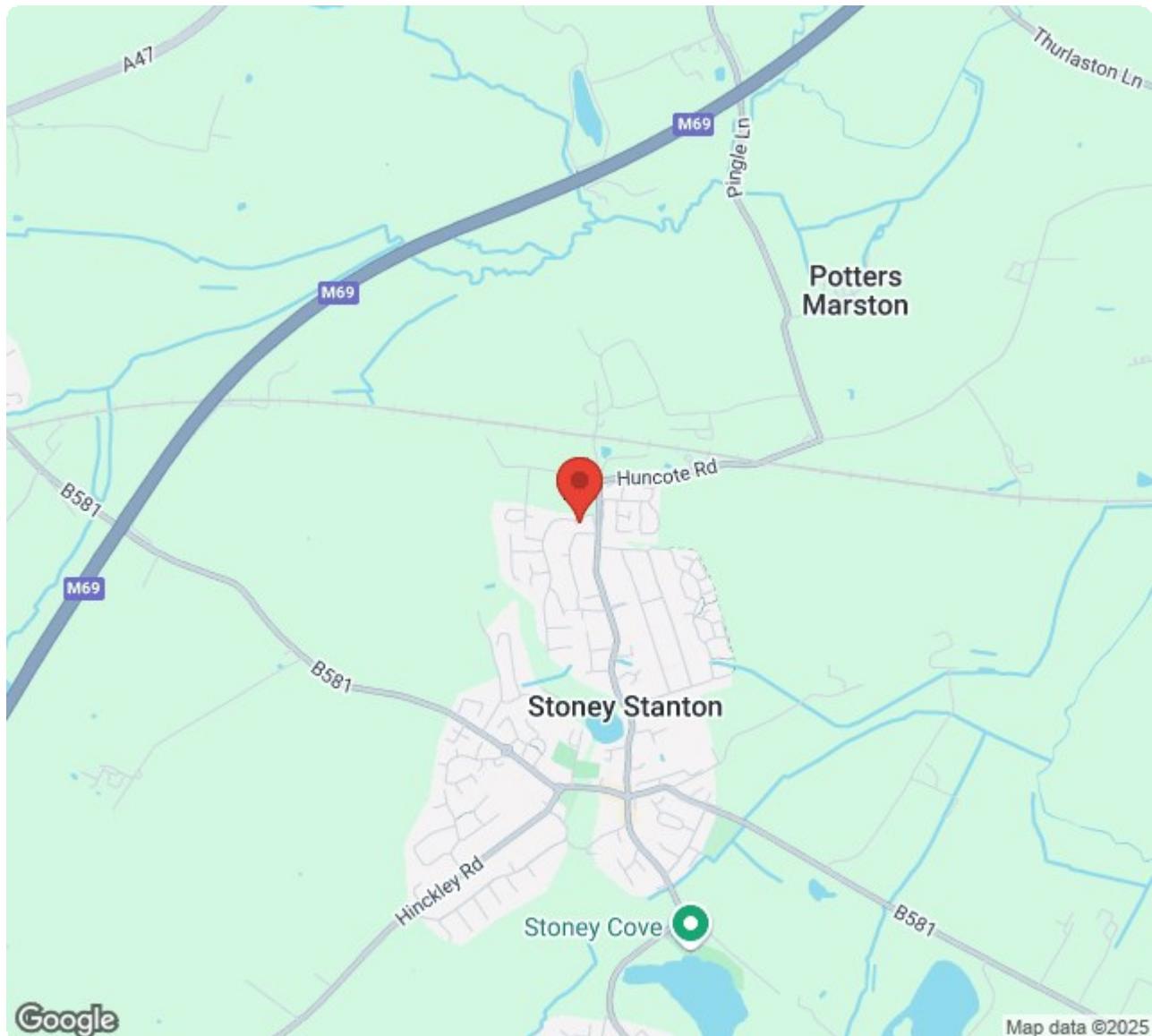
The property is nicely situated, having an open view to front, set back from the road screened behind posts and railed fencing on an advantageous corner plot, with the front garden principally laid to lawn and surrounding beds. A double width tarmacadam driveway leads to



## SINGLE INTEGRAL GARAGE

7'9" x 16'9" (2.37 x 5.12)

With a slate grey up and over door to front, has light and power, wall mounted consumer units. A slabbed pathway and timber gate leads down the right hand side of the property to a good sized sunny rear garden which is enclosed by high brick retainer wall and panelled fencing. There is a full width slabbed patio adjacent to the rear of the property with outside tap and double power point and lighting, beyond which the garden is principally laid to lawn, with surrounding well stocked beds and borders. Also an aluminium greenhouse and a timber shed.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	77	81
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/81/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> emissions		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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