



**NICK HUMPHREYS**  
SALES · LETTINGS · STUDENT

SINCE 1986

**Stonebow Close, Leicestershire, LE11 5EU**  
**£275,000**

### Entrance Hall

Door to the front, radiator, cupboard understairs.

### Downstairs WC

Low level wc, pedestal wash hand basin and radiator.

### Bedroom Four/Seperate Dining Room

Upvc double glazed window to the rear and radiator.

### Utility Room

Door to the rear, radiator, single drainer sink work tops fitted cupboard and central heating boiler.

### Superb Dining Kitchen

With two Upvc double glazed windows to the front an extensive range of modern fitted cupboards and worktops, built in oven hob and extractor hood, wooden laminate flooring.

### Integral Single Garage

With power and light , metal up and over door to the front and personal side door in to the hallway.

### First Floor

Landing and radiator.

### Lounge

with two windows to the rear, radiator.

### Dining Kitchen

Two Upvc windows to the front an extensive modern range of fitted cupboards and work tops, single drainer sink unit, built in oven , extractor hood and built in hob. wooden laminate flooring.

### Second Floor

Landing built in airing cupboard, radiator, loft access.

### Bedroom One

Upvc window to the front, radiator, built in cupboard.

### En Suite Shower Room

Upvc window to the front Low level WCF, pedestal wash hand basin and shower cubicle and radiator.

### Bedroom Two

Upvc window to the rear and radiator.

### Bedroom Three

UPVC window to the rear radiator.

### Family Bathroom

Three piece suite including low level wc, pedestal wash hand basin and a panelled bath with shower attachment , extractor fan and radiator.

### Outside

Rear garden - small sloping rear garden with astro turf.

Front ; with driveway leading to the garage.

### Tenure

Freehold

### Council Tax Band

Charnwood Borough Council

Council Tax Band : D

### Viewings

Please contact David, Julie or Henry at our office to arrange your viewing.

All viewings are by appointment only.

### Valuations

If you have a property to sell please contact us to arrange your free valuation.

We can be contacted Monday - Friday 9am - 5pm or Saturdays 9am - 4pm.

### Fixtures, Fittings & Appliances

The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

### Photographs

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

### Measurements

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

### Money Laundering

Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

### General Not

These partic a general o part of an of on these Pa fact, but mu to their accu authority to i respect of th

### Hours Of Bt

Our office is Saturday 10

