



3 JAMES STREET
STONEY STANTON
LEICESTER
LE9 4DL

Energy rating

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Valid until
15 June 2031

Certificate number
7320-9069-0335-6001-1903



- Fully refurbished and modernised
- Garage and ample parking
- Viewing highly recommended
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3 James Street, Stoney Stanton, Leicestershire, LE9 4DL

£320,000

Wright and Wright are pleased to be able to offer for sale this vastly improved modern two bedroom detached bungalow. uPVC double glazing, gas central heating. Entrance hall, lounge, refitted kitchen. Two bedrooms, shower room. Ample off road parking and single garage and gardens. Viewing highly recommended.

Property Description

Entrance Hall

having ceiling light point, radiator, laminate wood flooring, loft access and doors off.

Lounge

19' 1" x 11' 2" (5.81m x 3.40m) having uPVC double glazed window to side and patio doors to rear, two ceiling light points, coving to ceiling, dado rail, two radiators and open fire with marble surround and hearth with wooden fireplace.

Kitchen

10' 3" x 9' 8" (3.12m x 2.94m) having uPVC double glazed window to rear, six ceiling spot lights, radiator, range of wall and base units with work surfaces over, integrated washing machine, built in oven, gas hob and extractor over. Part glazed door to side.

Bedroom One

14' 0" x 11' 3" (4.26m x 3.43m) having uPVC double glazed window to front aspect, ceiling light point, radiator, range of bedroom furniture.

Bedroom Two

10' 6" x 9' 9" (3.20m x 2.97m) having uPVC double glazed window to front and side aspect, ceiling light point, coving to ceiling, radiator.

Fully Tiled Shower Room

having opaque uPVC double glazed window to side aspect, tiled floor, heated towel rail, electric shaver socket, three piece suite comprising low level flush wc, wash hand basin, shower cubicle.

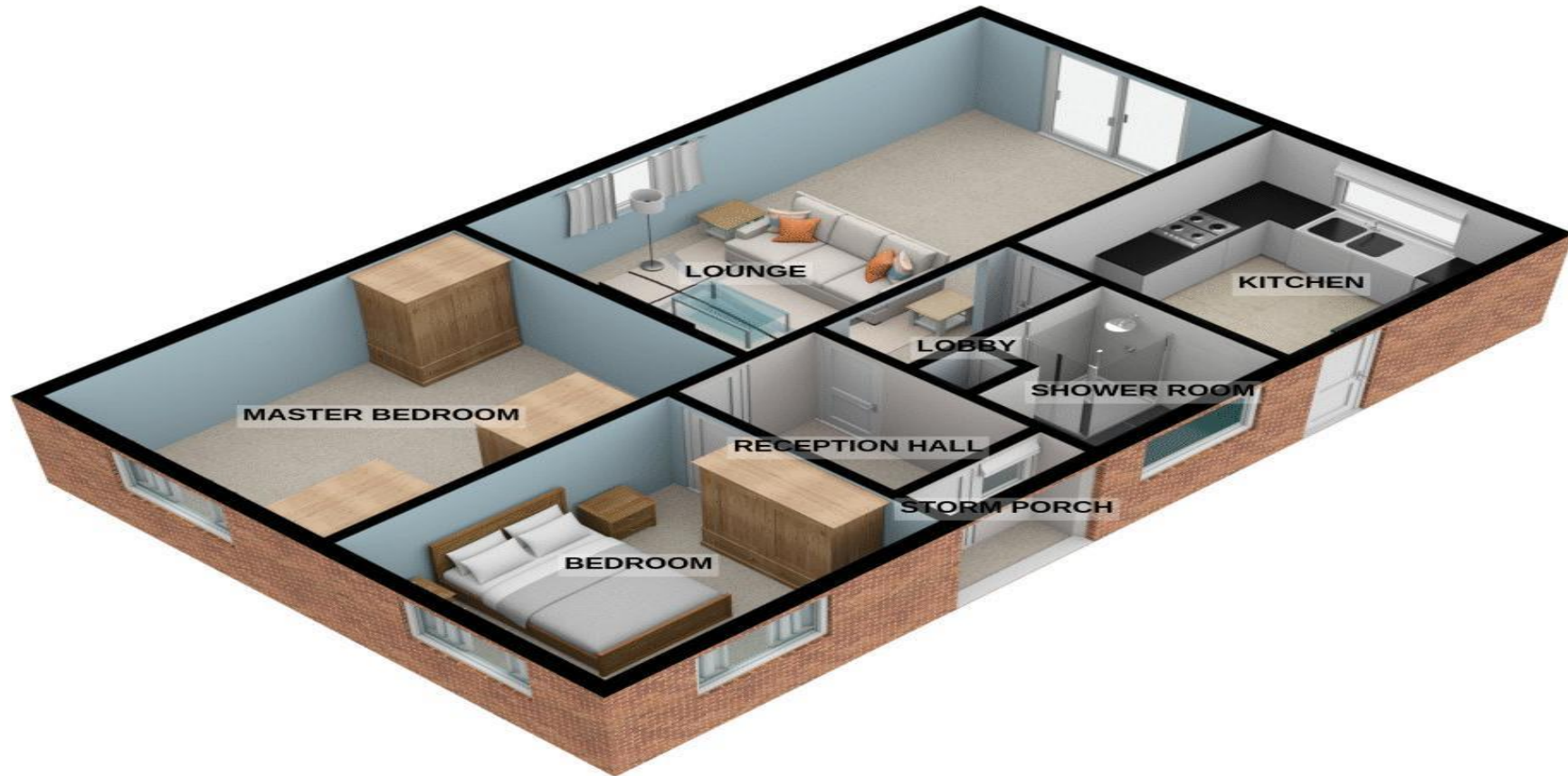
Outside

having off road parking to front and low maintenance frontage, garage with up & over door, light and power. Gated access to garden from both side leads to full width paved patio with water tap, lawn with borders and central patio, summer house.





GROUND FLOOR
710 sq.ft. (66.0 sq.m.) approx.



TOTAL FLOOR AREA : 710 sq.ft. (66.0 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements