



30 John Bold Avenue, Stoney Stanton, LE9 4DN
£370,000 Freehold


MARTIN&CO

Stoney Stanton, Leicestershire

3 Bedrooms, 1 Bathroom

£370,000

- NO CHAIN AND VIEWING ADVISED!
- A WELL PRESENTED EXTENDED PROPERTY
- LARGE "THROUGH" LOUNGE/DINER
- MODERN KITCHEN AND REAR EXTENSION
- TWO DOUBLE BEDROOMS AND A SINGLE BEDROOM

NO CHAIN! AN EXTENDED THREE BEDROOM DETACHED HOUSE IN STONEY STANTON. Comprising entrance hallway, "through lounge/diner", kitchen and extension room. First floor three bedrooms and family bathroom. Gas central heating with new boiler. Double glazed. Off road parking, separate garage and rear garden.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



FRONT ENTRANCE HALLWAY 6' 2" x 15' 9" (1.88m x 4.82m) UPVC front entrance doorway leading to the lounge and rear kitchen. Stairs to the first floor.

FRONT LOUNGE 13' 0" x 17' 11" (3.98m x 5.47m) Having a carpeted floor and large double glazed front window. Decorated in a neutral colour.

REAR DINING AREA 13' 0" x 11' 1" (3.98m x 3.38m) Having a carpeted floor and large double glazed sliding patio door leading out to the rear extension.

MODERN KITCHEN 8' 0" x 10' 4" (2.45m x 3.16m) Modern white wall and base kitchen units with dark work surfaces. Year old modern boiler located within one cupboard. Storage to under stairs cupboard. Double glazed door leading to the side driveway.

REAR EXTENSION 8' 10" x 18' 1" (2.70m x 5.53m) Flat roof rear extension with wood laminate floor and double glazed windows. Sliding patio door leading out to the rear garden.

FIRST FLOOR LANDING Providing access to the bedrooms and bathroom. Airing cupboard with hot water cylinder.

SINGLE BEDROOM 7' 10" x 10' 2" (2.41m x 3.10m) Single bedroom with double glazed window and a carpeted floor.

FRONT DOUBLE BEDROOM 13' 0" x 13' 9" (3.98m x 4.21m) Front double bedroom having a double glazed window, carpeted and floor and built in wardrobes.

REAR DOUBLE BEDROOM 10' 4" x 13' 1" (3.16m x 4.0m) Rear double bedroom having a carpeted floor and a double glazed window over looking the rear garden

MODERN FAMILY BATHROOM 8' 8" x 6' 6" (2.66m x 2.0m) Family bathroom having a white suite of bath with electric shower over, sink and WC

REAR GARDEN Rear Garden mostly laid to lawn and paved patio area.

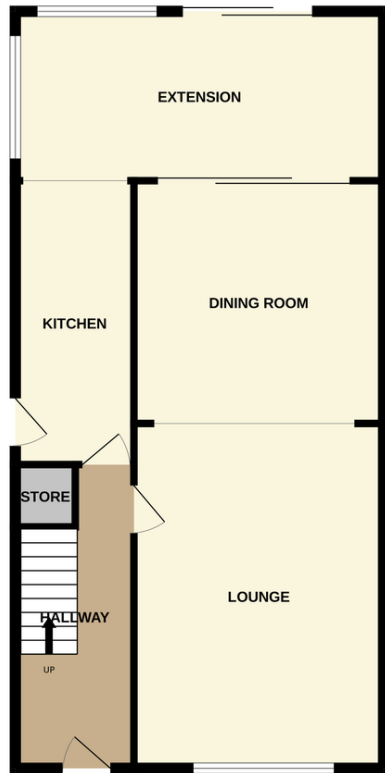
BRICK BUILT GARAGE 8' 2" x 17' 11" (2.5m x 5.48m) Brick built garage with up and over doorway.



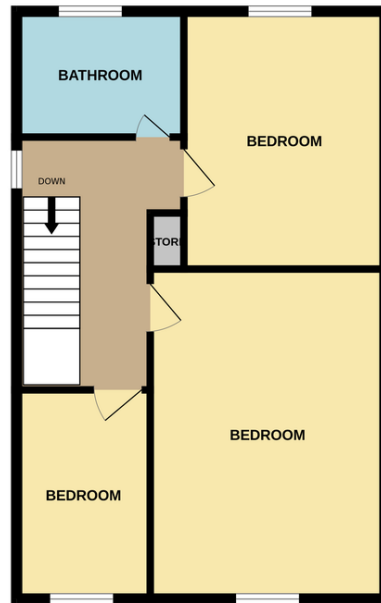




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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