



Everard Crescent

Stanton Under Bardon, Markfield, LE67 9TG

£199,950

Property Features

- THREE BEDROOMS
- OFF-ROAD PARKING TO FRONT
- CONTEMPORARY KITCHEN
- ENCLOSED REAR GARDEN
- NEW BATHROOM
- LOUNGE/DINER
- DOWNSTAIRS W.C.

Full Description

This property has a LOVELY CONTEMPORARY FEEL TO IT. Off the ENTRANCE HALL, there's a DOWNSTAIRS W.C. as well as a GOOD SIZED LOUNGE/DINER, plus a RECENTLY INSTALLED CONTEMPORARY KITCHEN. Upstairs you'll find THREE BEDROOMS and the FAMILY BATHROOM. There is plenty of OFF-STREET PARKING TO THE FRONT. At the rear is an ENCLOSED REAR GARDEN with a BRICK BUILT STORE. If you're looking for a VILLAGE LOCATION, with the AMENITIES CLOSE BY, then this is the property for you!

ENTRANCE HALL

PVCu double glazed door into entrance hall with stairs off to first floor, radiator, under-stairs cupboard housing boiler, laminate flooring and doors into downstairs w.c. lounge diner and kitchen.

DOWNSTAIRS W.C.

Fitted with a two piece suite comprising low flush w.c. and wash hand basin, continuation of laminate flooring and PVCu double glazed window to side elevation.

LOUNGE DINER

22' 0" x 11' 2" max. (6.71m x 3.4m)

PVCu double glazed windows to front and rear elevations, two radiators and wood flooring.

KITCHEN

9' 7" x 8' 7" (2.92m x 2.62m)

Fitted with a range of wall, base and drawer units with laminate work surfaces, sunken sink unit, integrated electric oven, built in gas hob, stainless steel sink drainer, integrated fridge freezer, integrated dishwasher, integrated microwave, radiator, wood laminate flooring and PVCu double glazed window to rear elevation.



LANDING

Access to loft and doors to all three bedrooms and bathroom.

BEDROOM ONE

13' 0" x 12' 9" max. (3.96m x 3.89m)

PVCu double glazed window to front elevation and radiator.

BEDROOM TWO

12' 9" x 9' 1" max. (3.89m x 2.77m)

PVCu double glazed window to rear elevation and radiator.

BEDROOM THREE

9' 2" x 8' 11" max. (2.79m x 2.72m)

PVCu double glazed window to front elevation, over-stairs cupboard and radiator.

BATHROOM

Fitted with a three piece suite comprising close coupled w.c., pedestal wash hand basin and bath with shower over and shower screen, tiled flooring, radiator and PVCu double glazed window to rear elevation.

OUTBUILDING

Brick built outbuilding, currently divided into two areas - one for storage and one as a utility area with plumbing for washing machine.

OUTSIDE

To the front of the property is a tarmac and gravel driveway providing generous off road parking and with gated access to the side of the property and rear garden. To the rear of the property is a private garden with lawn and paved patio area, enclosed by wooden fencing.

GENERAL NOTES

Viewing Arrangements

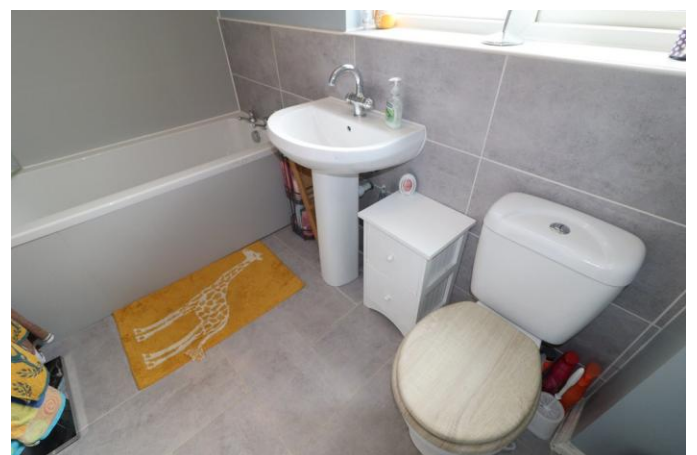
Please contact Clare, Katie, Dominique or Liz to arrange your viewing.

Fixtures, Fittings and Appliances

Any fixtures, fittings or appliances mentioned in these details have not been tested and can not be assumed to be in full efficient working order.

Internal photographs

It should not be assumed that items shown in our photographs are included in the sale of the property.



Measurements

Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving licence along with a recent utility bill to confirm residence.

General Note

These details and floor plans, although believed to be accurate, are for guidance only and prospective purchasers should satisfy themselves by inspection or otherwise to their accuracy. No individual within this estate agency has the authority to make or give any warranty in respect to the property.

Referral Fees

We believe you may benefit from using the services of Simpson Jones, Setfords Solicitors, Idyll Mortgages, Near and Far and Jex Surveyors, the Provider(s), who are conveyancers, mortgage adviser, removals and surveyor respectively.

We recommend sellers and/or potential buyers use the services of the Provider(s). Should you decide to use the services of the Provider(s) you should know that we would expect to receive a referral fee of between £50 and £144 from them for recommending you to them. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

