



## 9 Mays Farm Drive

Stoney Stanton, Leicester, LE9 4HA

Offers In The Region Of £520,000



A tastefully decorated, immaculately presented 4 bedroom, 2 bathroom, modern family detached house. The property has the additional benefits of gas central heating (condensing combination boiler), PVCu double glazed windows, spacious lounge, sun lounge, fitted breakfast kitchen, office/potential bedroom, luxury bathroom, bedroom 1 with Juliet balcony and ensuite shower, potential self contained annex including, garden room/kitchen, shower room, landscaped rear garden, spacious front garden with block paved driveway with parking for several cars, larger than average garage.

Ideally located within the picturesque village of Stoney Stanton and occupying a larger than average position at the head of a quiet cul de sac. The property is located close to local amenities and within commuting distance of all major road links such as the A5, M69, M69 and M6.

MUST BE VIEWED.



**Canopy porch. 6'5" x 2'6". (1.96 x 0.77.)**

With outside light point.

**Reception hall. 14'2" x 5'11". (4.32 x 1.82.)**

Engineered oak floor, spindle balustrade, hardwood front door, obscure PVCu double glazed side window and smoke alarm.

**Guest cloakroom. 5'4" x 2'6". (1.64 x 0.78.)**

Suite in white, wash hand basin, low flush wc, radiator and extractor fan.

**Modern fitted breakfast kitchen (front). 15'10" x 9'0". (4.85 x 2.76.)**

Stainless steel sink, range of attractive base and wall units (10 base inclusive of pan drawers and 8 wall) finished in 'high gloss', associated work surfaces, tall cupboard, fitted dishwasher, fridge, freezer, LVT floor, downlights to the ceiling, composite double glazed side door, and PVCu double glazed window.

**Spacious lounge (rear). 23'11" (max) x 11'10" (max). (7.30 (max) x 3.62 (max).)**

Engineer oak floor, bi folding doors leading to the sun lounge, PVCu double glazed bi folding doors, feature wood burner, radiator, down lights to the ceiling and coving.

**Sun lounge (rear). 12'1" x 10'5". (3.70 x 3.20.)**

PVCu double glazed doors. PVCu double glazed windows, vaulted plastered ceiling, engineer oak floor and radiator.

**Office /potential bedroom. 8'7" x 8'6". (2.63 x 2.61.)**

**Garden room /kitchen (rear). 9'3" x 7'6". (2.83 x 2.31.)**

Twin PVCu double glazed French doors, ceramic tiling, stainless steel sink, range of base and wall units (5 base and 4 wall) and work surfaces, downlights to the ceiling and smoke alarm.

**Shower room (Fully tiled). 7'6" x 2'9". (2.31 x 0.86.)**

Fitted shower cubicle with mixer shower, circular feature glass wash hand basin, low flush wc, ceramic tiled floor, ladder style radiator, down lights to the ceiling and extractor fan.

**First floor landing. 16'9" (max) x 16'5" (max). (5.12 (max) x 5.01 (max).)**

Linen cupboard with a wall mounted fan assisted condensing combination boiler (Worcester Greenstar 36CDI).

**Bedroom 1 (front). 13'10" (min) x 12'7" (max). (4.22 (min) x 3.86 (max).)**

Three PVCu double glazed windows, radiator, fitted double wardrobe ,further single wardrobe and engineered oak floor.

**Ensuite shower (side). 6'1" x 4'3". ( 1.87 x 1.30.)**

Walk in shower with mixer shower, wash hand basin in vanity with a base door, low flush wc, obscure PVCu double glazed window, ceramic tiled floor and down lights to the ceiling.

**Bedroom 2 (through). 20'11" x 7'9" (max), (6.38 x 2.37 (max),)**

Juliet balcony with double glazed French doors, double glazed Velux roof lights, vaulted ceiling, engineered oak floor, fitted double wardrobe and radiators.

**Bedroom 3 (front). 10'4" x 9'0". (3.16 x 2.76.)**

PVCu double glazed window, radiator and void access hatch,

**Bedroom 4 (rear). 11'3" x 8'11". (3.43 x 2.73.)**

PVCu double glazed window, radiator and engineered oak floor.

**Spacious modern luxury bathroom (rear). 13'4" x 7'11". (4.07 x 2.42.)**

Full suite in white, obscure walk-in shower cubicle with a mixer shower, rainfall head and glazed side screen, low flush wc, twin wash hand basins, stand alone bath with mixer taps, ceramic tiled floor, chrome ladder style radiator, twin obscure PVCu double glazed windows, and down lights to the ceiling.

**Outside.**

Spacious front garden, with block paved driveway with parking for several cars. Landscaped rear garden with raised flower beds, established lawn, decking with a pergola and slate patio .

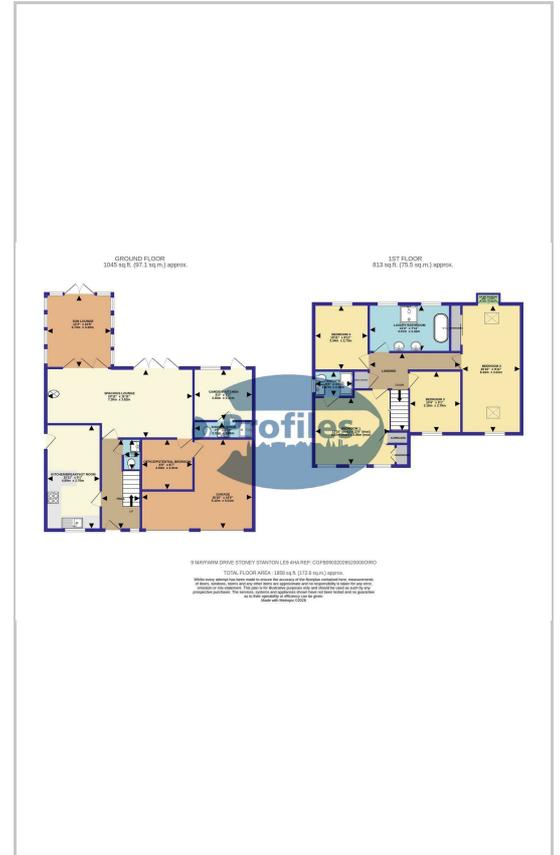
**Garage. 16'9" (max) x 16'5" (max). (5.12 (max) x 5.01 (max).)**

Twin up and over doors, light and power points.

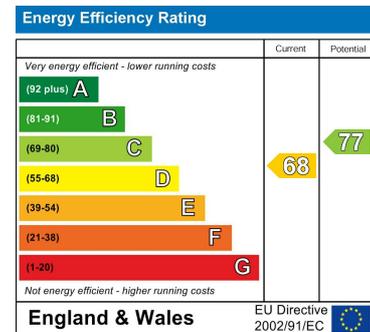
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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