



## 73 John Bold Avenue

, Stoney Stanton, LE9 4DP

Offers Over £305,000



An extended family detached house with the additional benefits of gas central heating, PVCu double glazed windows, 3 bedrooms, family room / bedroom 4, lounge, separate dining room, breakfast/ kitchen, utility room, modern ground floor shower room, luxury first floor shower room, established rear garden and front garden with 2/3 car driveway.

Ideally located close to local amenities and accessible for commuting to all major road links, such as the A5, M69, M1 and M6.

NO CHAIN.



## Recessed porch.

### Reception hall. 15'1" x 6'2". (4.60 x 1.90.)

Staircase with spindled balustrade, wooden floor, radiator, obscure PVCu double glazed door, adjacent obscure PVCu double glazed window, 3 wall light points, coving and radiator.

### Attractive lounge (front). 13'1" x 12'7". (4.00 x 3.84.)

Feature open hearth fireplace, laminate floor, radiator, coving, 2 wall light points and PVCu double glazed bay window.

### Separate dining room (rear). 12'7" (max) x 11'10" (max). (3.85 (max) x 3.61 (max).)

PVCu double glazed french doors, radiator and 3 wall lights.

### Family room / bedroom 4 (front) 14'9" (max) x 7'7" (max). (4.52 (max) x 2.33 (max).)

A fitted cupboard with a wall mounted fan assisted condensing combination boiler (Vaillant Eco Fit Pure), PVCu double glazed side window, PVCu double front bow window and radiator.

### Breakfast Kitchen (rear). 13'8" (max) x 7'2". (4.17 (max) x 2.19.)

Composite sink, range of base and wall units (6 base and 8 wall), associated work surfaces, tall cupboard, integral breakfast bar, radiator, ceramic tiled floor, downlights to the ceiling, understairs cupboard and plumbing for a washing machine.

### Utility room (side). 7'9" x 7'4". (2.37 x 2.24.)

Obscure PVCu double glazed window, radiator, ceramic tiling and two wall units.

### Modern Fully Tiled Shower Room (rear). 6'11" x 6'9". (2.11 x 2.07.)

Fitted shower cubicle with an electric shower, oval wash hand basin in vanity unit, low flush wc, ceramic tiled floor, downlights to the ceiling and radiator.

### First floor landing. 9'3" (max) x 7'11" (max). (2.83 (max) x 2.43 (max).)

Airing cupboard, roof void access leading to a partially boarded roof void (via an aluminium reactable ladder) and PVCu double glazed side window,

### Bedroom 1 (front). 12'11" (max) x 12'3" (max). (3.96 (max) x 3.75 (max).)

PVCu double glazed window, fitted wardrobes (3 double), two wall light points, and radiator.

### Bedroom 2 (rear). 12'2" x 10'0". (3.73 x 3.07.)

PVCu double glazed window and radiator.

### Bedroom 3 (front). 8'9" x 7'11". (2.69 x 2.42.)

PVCu double glazed window, radiator and fitted wardrobe.

### Luxury shower room (rear). 8'6" x 5'6". (2.61 x 1.68.)

Fitted shower cubicle, oval wash hand basin in vanity unit with a range of base units, low flush wc, ceramic tiled floor, ladder style radiator and obscure PVCu double glazed window,

## Outside.

Front garden with 2 to 3 car driveway and side gated access.

Rear garden with patio areas and mature shrubs and bushes..

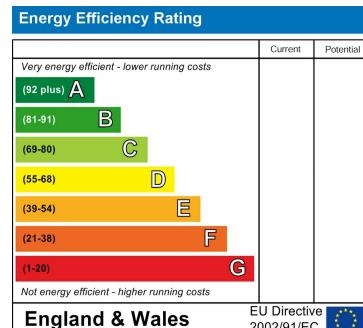
## Area Map



## Floor Plans



## Energy Efficiency Graph



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