



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 acces 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..

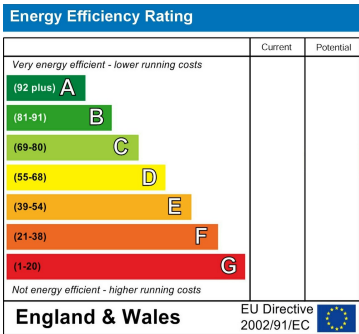
Area Map



Floor Plans



Energy Efficiency Graph



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