



## 6 School Lane

Stapleton, Leicester, LE9 8JR

Offers In The Region Of £360,000



A traditional, extended 4 bedroom, 2 bathroom semi detached house occupying a secluded cul de sac position in the picturesque village location. The property offers spacious well planned family accommodation throughout together immense charm and character.

The property has the benefits of open ground floor living with a breakfast kitchen and open plan dining room, attractive extended lounge with feature wood burner, utility room, ground floor shower room, 4 good sized bedrooms, well appointed bathroom with full suite inclusive of a separate shower, deep fore garden, driveway with parking for 2 to 3 cars, scheduled rear garden, outside store / potential for home office, full gas central heating (LPG condensing combination), PVCu double glazing, completed upward chain etc.

Ideally located for commuting to all major road links, such as the A5, M69, M1 and M69. Local amenities are available within reasonable commuting distance.

VIEWING ESSENTIAL.



## Side canopy porch. 4'10" x 2'8" (1.48 x 0.83)

## Attractive dining room (front). 13'10" x 11'10". (4.23 x 3.62.)

Attractive solid timber floor covering, radiator, PVCu double glazed front and side windows, radiator and staircase with spindled balustrade, natural wood floor covering, understairs cupboard, and 2 wall light points.

## Spacious 'shaker styled' breakfast kitchen (front) 13'11" x 12'0". (4.25 x 3.68.)

Twin bowled Belfast sink, range of attractive base and wall units (7 base and 6 wall inclusive of pan drawers), natural wood floor covering and associated solid wood work surfaces, integrated fridge and freezer, fitted dishwasher and mains powered heat alarm.

## Extended lounge (rear). 15'8" x 12'0". (4.80 x 3.66.)

Feature wood burner in an attractive rustic brick surround with raised contrasting hearth, radiator, twin double glazed French doors and mains smoke alarm.

## Shower room /cloakroom (rear). 9'11" x 4'7". (3.03 x 1.42.)

Suite in white, comprising of a wash hand basin, low flush wc, double width walk-in shower cubicle with mixer shower and rainfall shower head, ceramic wall tiling, chrome ladder style radiator, extractor fan and wall light point.

## Utility room / rear lobby (rear). 9'9" x 5'9". (2.98 x 1.76.)

Double glazed window, quarry tiled floor, radiator, plumbing for a washing machine and a wall mounted fan assisted (LPG) gas fired condensing combination boiler Glow Worm (Ultra Com 30CXI).

## First floor landing. 11'1" (max) x 7'6" (max). (3.40 (max) x 2.31 (max).)

Roof void access point.

## Bedroom 1 (front). 12'4" x 11'5". (3.77 x 3.50.)

PVCu double glazed window, radiator, 2 wall light points and attractive wall panelling.

## Bedroom 2 (front). 11'10" x 10'4". (3.63 x 3.15.)

PVCu double glazed window and radiator.

## Bedroom 3 (rear). 11'5" x 9'9". (3.50 x 2.99.)

PVCu double glazed window, radiator, feature vaulted ceiling, wall light point and twin double glazed Velux roof lights.

## Bedroom 4 (rear). 11'5" (max) x 7'11" (max). (3.48 (max) x 2.42 (max).)

PVCu double glazed window and radiator.

## Well appointed bathroom (side). 9'5" (max) x 9'4" (max). (2.88 (max) x 2.85 (max).)

Full suite in white, free standing claw foot bath, wash hand basin, low flush wc, separate fully tiled shower cubicle with mixer shower and rainfall shower head, chrome ladder style radiator and ceramic wall tiling.

## Outside.

Deep front garden, with lawn and driveway with parking for 2 to 3 cars and side gated access to the rear garden.

Attractive secluded rear garden, with artificial turf, patio area and further side circular paved patio.

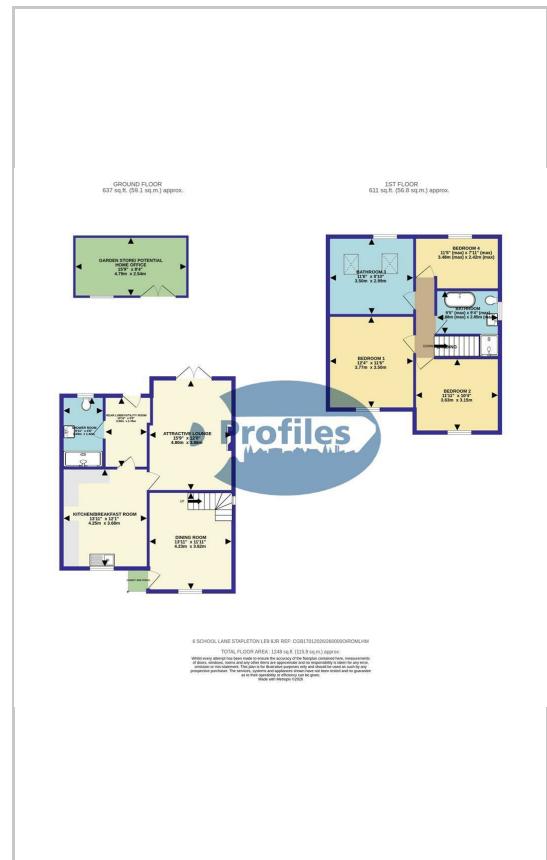
## Brick /block store. 15'8" x 8'4". (4.78 x 2.55.)

Twin door, adjacent window, power and light point.

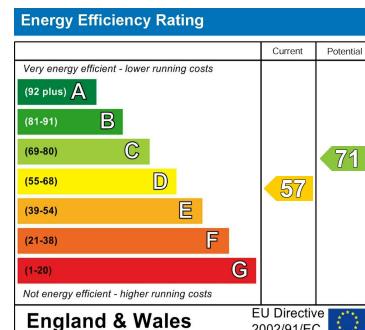
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.