



  
HAMPSONS  
ESTATE AGENTS  
**FOR SALE**  
0116 214 7555  
hampsonsestateagents.co.uk



HAMPSONS  
ESTATE AGENTS

0116 214 7555

3 OSWIN ROAD, LEICESTER, LE3 1HR

WWW.HAMPSONSESTATEAGENTS.CO.UK

TEANAHAMPSON@HAMPSONSESTATEAGENTS.CO.UK

## Station Road, Stoney Stanton

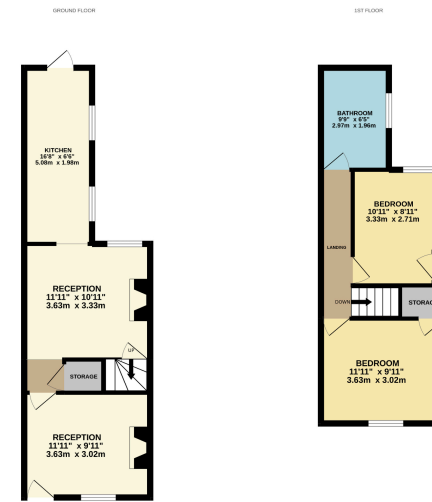
£230,000

🛏️ 2 🚿 1 🚗 2

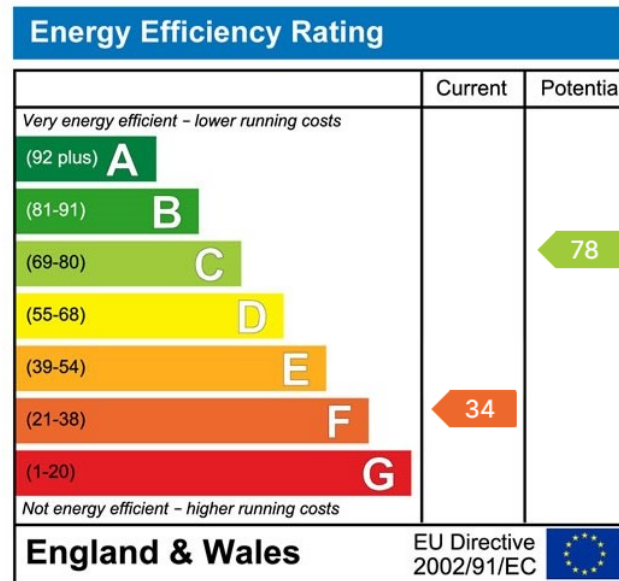


Situated in the village of Stoney Stanton this beautiful cottage is immaculately presented and ready to move straight into. Upon entry through a composite door is the first reception room with wooden floor and there is a feature fireplace with decorative mantle. Through a lobby with under stairs storage cupboard is the Living room which also has wooden floors and a decorative feature fireplace with wooden beam as a mantle. An opening leads to the galleried Kitchen with wooden worktops and a Belfast style sink. There are two windows allowing the light to flow in and a door leading to the garden. Upstairs there are two bedrooms both with vaulted ceilings, storage cupboards and feature fireplaces. A main bathroom is modern and has a Velux style window. Outside at the front of the property is a small garden laid to gravel and at the rear of the property there is a mature garden laid to lawn with raised decking area perfect for alfresco dining.





While every effort has been made to ensure the accuracy of the floorplan provided here, measurements of rooms, fixtures, fittings, etc. should be taken on site and are not necessarily intended to be a contractual part of the purchase. The buyer, agent and seller accept no liability for errors and the plan shall not be used for any other purpose.



By law we carry out verification checks and proof of fund checks.

The details are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted. We have not tested any services or appliances and purchasers are advised to satisfy themselves as to the working order and condition.

Floor plans do not reflect exact dimensions or exactly replicate the layout of the property.

Referral Fees: EPC: up to £50. Mortgage: up to £500. Conveyancing up to £300. Survey: up to £50 all plus vat.

Registered in England and Wales number 12430282. Registered office: 3 Oswin Road, LE3 1NR.

