



37 Johnson Rise, Stoney Stanton
Leicester

£240,000



37 Johnson Rise

Stoney Stanton, Leicester

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- SEMI DETACHED FAMILY HOME
- LOUNGE & KITCHEN/DINING ROOM
- THREE DOUBLED BEDROOMS & FAMILY BATHROOM
- NICELY PRESENTED GARDEN OVERLOOKING PUBLIC WOODLAND
- GAS HEATING & DOUBLE GLAZING
- AMPLE PARKING & DETACHED GARAGE
- LARGE VILLAGE LOCATION
- EASY ACCESS LOCAL FACILITIES



DETAILED ACCOMMODATION

UPVC leaded light picture glazed door with storm canopy over leading to;

LOUNGE

18' 1" x 13' 4" (5.51m x 4.06m)

Radiators, UPVC sealed double glazed window, stairs leading to first floor accommodation, Feature cast iron and hardwood fire surround, TV point, archway leading to;

KITCHEN/DINING ROOM

18' 1" x 12' 8" (5.51m x 3.86m)

Comprising one and a half bowl sink unit with cupboards under, matching base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, built in oven and four piece gas hob, tiled splash backs, UPVC sealed double glazed window, plumbing for washing machine, radiator, UPVC sealed double glazed sliding patio door to rear garden.

FIRST FLOOR LANDING

Access to partly boarded loft space with pull down ladder.

BEDROOM 1

12' 7" x 9' 9" (3.83m x 2.97m)

Radiator, UPVC sealed double glazed window.

BEDROOM 2

10' 0" x 9' 9" (3.05m x 2.97m)

Radiator, UPVC sealed double glazed window, built in cupboard.

BEDROOM 3

8' 6" x 7' 8" (2.59m x 2.34m)

Radiator, UPVC sealed double glazed window, built in cupboard.

BATHROOM

7' 7" x 5' 6" (2.31m x 1.68m)

Three piece suite comprising panel bath with shower over, pedestal wash hand basin and low level WC, heated towel rail, UPVC sealed double glazed window,





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GARDEN

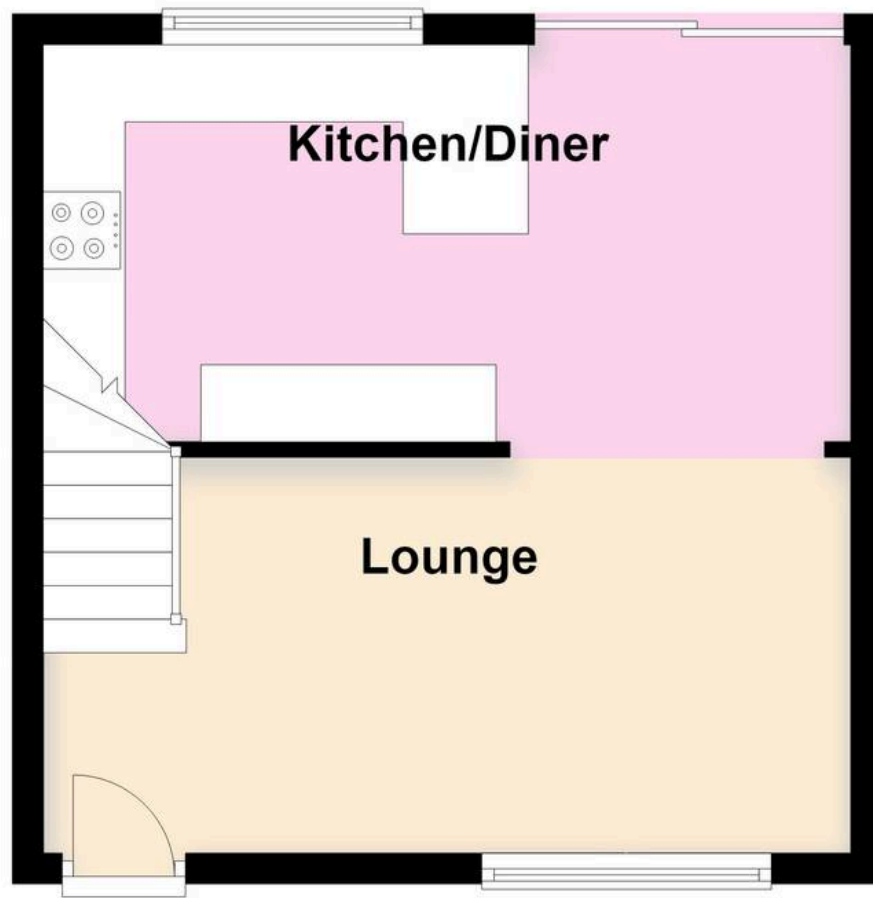
GARAGE

Single Garage

DRIVEWAY



Ground Floor



First Floor





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