



wards
Residential

38 John Bold Avenue, Leicester, LE9 4DN

Wards are delighted to bring to the market this four bedroom detached home located in the desirable village of Stoney Stanton. The thoroughly modernised accommodation has been finished to a high standard with the standout feature being its large modern kitchen/breakfast room. Also including four well-proportioned bedrooms with the master bedroom having an ensuite. The property is situated in a quiet residential area within easy reach of local amenities, schools, and transport links. UPVC double glazing and gas fired central heating.

Entrance Hall

With a UPVC composite front door and laminate flooring.

Kitchen/ Breakfast Room

Fitted with an excellent range of navy base and wall units with slate effect laminate worktops over and breakfast bar with stainless steel one and a half sink and drainer. There is a good range of integrated appliances including gas hob with extractor over, two single ovens, plumbing for washing machine and integrated fridge/ freezer. Under cabinet lighting and ceiling spotlights. Two UPVC double glazed windows and UPVC French door to the rear elevation and two Velux skylights.

WC

With a two piece white suite comprising sink and low flush WC. Full height tiled walls and UPVC double glazed window.



Landing

With a store cupboard and access to the loft.

Dining Room

With feature light fitting and UPVC double glazed window to the rear elevation.

Lounge

Featuring a fireplace with black gas fire insert with marble effect hearth and black wooden surround and UPVC double glazed window to the front elevation.





Bedroom 1

With UPVC double glazed window to the front elevation.

Bedroom 2

With UPVC double glazed window to the rear elevation.

Bedroom 3

With UPVC double glazed window to the front elevation.

Bedroom 4

With UPVC double glazed window to the front elevation.

Ensuite

With a three piece white suite comprising low flush WC, a floating sink over a vanity unit and shower in a large cubicle. Floating wall cupboard, heated towel rail and illuminated mirror. Full height tiled walls, tiled flooring and UPVC double glazed window to the front elevation.

Bathroom

Fitted with a four piece white suite comprising feature floating glass sink, low flush WC, shower in a shower cubicle and bath. Heated towel rail, full height tiled walls and tiled flooring. UPVC double glazed window to the rear elevation.



Garden

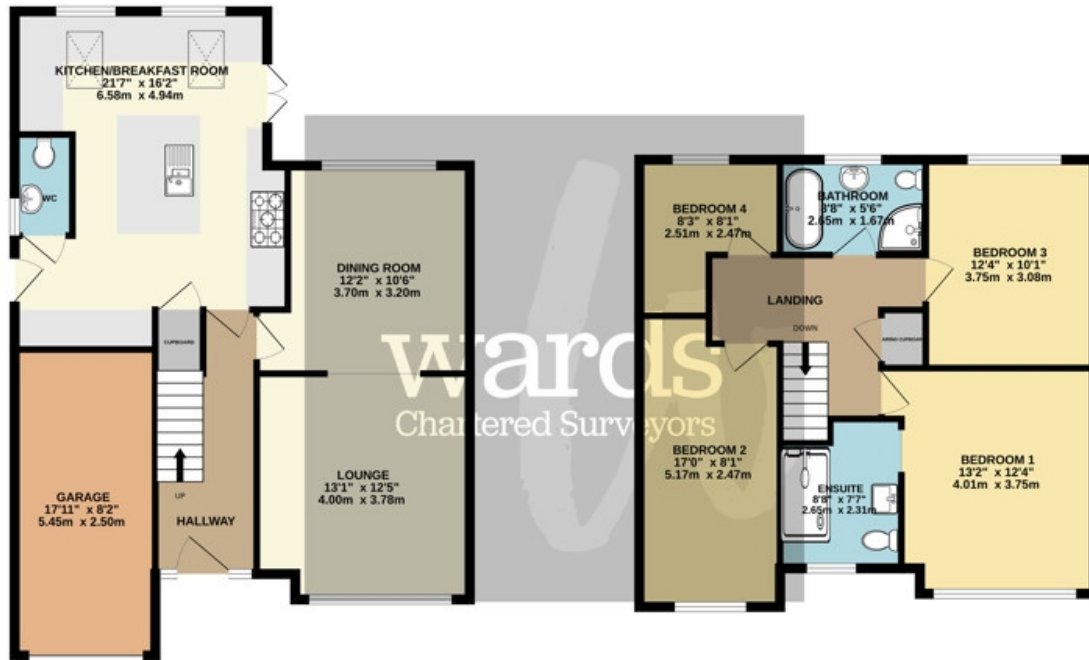
The garden itself is predominantly grass with shrubbery borders enclosed with timber fencing. The garden also includes timber decking, patio slabbing and side access from the front elevation.

Call 01455 251771 to make an appointment to view this property



GROUND FLOOR
817 sq.ft. (75.9 sq.m.) approx.

1ST FLOOR
665 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA : 1482 sq.ft. (137.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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