

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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**9 WHITEMOORS ROAD, STOKE GOLDING, CV13 6EG**

**ASKING PRICE £410,000**

**NO CHAIN!** Extended and refurbished detached family home on a large plot. Sought after and convenient location within walking distance of the village centre including a shop, schools, doctors surgery, public houses, Ashby Canal, open countryside and good access to major road links. Immaculately presented including pine panelled interior doors, pine spindle balustrades, ceramic tiled/ wood flooring, feature fireplaces, refitted bathroom, spot lights, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers reception hallway/ sitting room , lounge, dining room and kitchen. 4 double bedrooms (main with walk in wardrobe, bathroom and separate WC). Impressive frontage offers ample car parking to a carport and garage. Large front and enclosed sunny rear garden. Viewing recommended. Carpets included.



## TENURE

Freehold  
Council tax band D

## ACCOMMODATION

Open pitched and tiled canopy porch with over head spotlight. Attractive wood grain composite panelled SUDG and leaded front door to

### RECEPTION HALLWAY

13'10" x 11'7" (4.22m x 3.54m)

Feature full height exposed brickwork, single panel radiator, inset ceiling spotlight, programmer for central heating and domestic hot water, stairway to first floor with pine spindle balustrades. Solid pine interior doors



### DINING ROOM TO FRONT

11'3" x 13'7" (3.45m x 4.16m)

With feature brick display fireplace with raised hearth and solid oak beam above, radiator, one wall light, inset ceiling spotlight. Feature archway to



### KITCHEN TO FRONT

18'11" x 9'4" (5.77m x 2.86m)

With a range of pine fitted kitchen units consisting inset one and a half bowl resin sink unit with taps above, cupboard beneath. Further matching range of floor mounted cupboard units and one three drawer unit. Contrasting roll edge working surfaces above, tiled splashbacks. Further matching range of wall mounted cupboard units including one double display unit with glazed doors. One including the Worchester gas condensing combination boiler for central heating and domestic hot water. White leisure Victorian delux range cooker included with a four ring gas hob unit, a griddle, a plate warmer, two ovens and a grill beneath, extractor hood above. Appliance recess points, plumbing for automatic washing machine, slate tiled flooring, radiator, inset ceiling spotlights. UPVC SUDG and leaded door to the side of the property.



### BATHROOM

8'7" x 9'1" (2.63m x 2.79m)

With white suite consisting of a double ended panelled bath, fully tiled shower cubicle with glazed shower door, vanity sink unit with glass double doors beneath, mirror and spotlights above. Contrasting tiled surrounds including the flooring, mirror fronted door leads to a linen cupboard. Inset ceiling spotlights and extractor fan.



### REAR LOUNGE

21'1" x 10'10" (6.45m x 3.32m)

Feature brick fireplace with raised hearth and oak beam above, inset ceiling spotlights, double panelled radiator. UPVC SUDG and leaded French doors lead to the rear of the garden



### BEDROOM FOUR/FAMILY ROOM TO REAR

16'3" x 9'1" (4.96m x 2.77m)

With oak finished laminate wood strip flooring, radiator, inset ceiling spotlights, communicating door to garage



### FIRST FLOOR GALLERY LANDING

Pine spindle balustrades, door to a store room in the eaves with fitted shelving



### BEDROOM ONE TO FRONT

13'11" x 12'2" (4.26m x 3.73m)

Radiator, pine panelled door to a



### WALK IN WARDROBE

4.16m x 2.16m

With fitted shelving, hanging rail, inset ceiling spotlights, door into the eaves offering further boarded storage space with lighting

### **BEDROOM TWO TO FRONT**

13'9" x 10'5" (4.20m x 3.18m)

Two double panelled radiators, inset ceiling spotlights



### **BEDROOM THREE TO REAR**

10'4" x 10'11" (3.16m x 3.34m)

With double panelled radiator, inset ceiling spotlights, sliding pine panel door to



### **CLOAK ROOM**

8'9" x 6'11" (2.68m x 2.12m)

With white suite consisting pedestal wash hand basin, low level WC, laminate wood strip flooring, double glazed Velux window



### **OUTSIDE**

The property is situated on a large plot, set well back from the road, screened behind beech hedging. The front garden is principally laid to lawn with surrounding well stocked beds and borders. A long tarmac driveway offering ample car parking leads to a car port and brick built garage 3.74m x 5.13m, with double doors to front, has light and power. Gates and slabbed pathway leads down the left hand side of the property, to the fully fenced and enclosed rear garden, outside tap. Which has a sunny aspect. Porcelain tiled patio adjacent to the rear of the property, beyond which the garden is principally laid to lawn with well stocked beds and borders, large ornamental pond, slabbed patio, surrounding pergola, outside lighting.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	78
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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