

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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7 BOULTON CLOSE, STONEY STANTON, LE9 4AQ

OFFERS IN THE REGION OF £425,000

An impressive 2019 Jelson Homes built Kittiwake design detached family home on a good sized plot with open aspect to rear. Sought after and convenient development within walking distance of the village centre including a parade of shops, primary school, doctors surgery, recreational facilities, open countryside, public houses and good access to major road links. Immaculately presented, NHBC guaranteed, energy efficient with a range of good quality fixtures and fittings including white panelled interior doors, spindle balustrades, integrated appliances, wired in smoke alarms, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious property benefits from canopy porch, entrance hallway, lounge, dining room, dining kitchen and separate WC. Four bedrooms (main with ensuite shower room) and family bathroom with shower. Wide driveway to side to brick built double garage. Front and good sized rear garden with summer house. Carpets, light fittings and blinds included. Viewing highly recommended.



TENURE
FREEHOLD

COUNCIL TAX BAND - E

ACCOMMODATION

Open pitched and tiled canopy porch with attractive composite front door to:

ENTRANCE HALLWAY

Tiled flooring, thermostat for central heating system, double panel radiator, telephone point, keypad for burglar alarm system and wall mounted electric consumer unit and wired in smoke alarm. Stairway to first floor with spindle balustrades and door to useful understairs storage cupboard. Attractive white panel interior door to:

SEPARATE WC

Low level WC and pedestal wash hand basin. Double panel radiator, vinyl flooring, shelving and extractor fan.

LOUNGE

18'3" x 10'11" (5.57 x 3.33)

Wall mounted feature electric fire, TV aerial point, telephone point, wired in smoke alarm and UPVC SUDG French doors to rear garden



DINING ROOM TO FRONT

9'4" x 10'6" (2.85 x 3.22)

Double panel radiator. Door to:



DINING KITCHEN TO REAR

17'7" x 10'6" (5.37 x 3.22)

Fashionable range of fitted kitchen units with roll edge working surfaces above. Inset one and a half bowl stainless steel sink unit with mixer tap above and cupboard beneath. Smeg range cooker with five ring gas hob, double oven and grill beneath and stainless steel extractor hood above. Integrated fridge freezer and dishwasher. Further floor standing and wall mounted cupboard units, one housing Potterton gas condensing boiler for central heating and domestic hot water. Plumbing for automatic washing machine. Tiled flooring, double panel radiator. Composite door to side of property



FIRST FLOOR LANDING

Loft access (loft has power) and double panel radiator. Attractive white panelled interior doors to:

BEDROOM ONE TO REAR

15'0" x 10'6" (4.59 x 3.22)

Double panel radiator, thermostat for central heating and TV aerial point. Door to:



EN SUITE SHOWER ROOM

Enclosed shower cubicle with mixer shower and tiled surrounds. Low level WC and pedestal wash hand basin. Chrome heated towel rail, shaver point, extractor fan and vinyl flooring.



BEDROOM TWO TO REAR

10'1" x 10'11" (3.08 x 3.33)

Double panel radiator.



BEDROOM THREE TO FRONT

7'9" x 12'2" (2.38 x 3.72)

Double panel radiator.



BEDROOM FOUR TO FRONT

7'9" x 9'6" (2.38 x 2.92)

Double panel radiator.



FAMILY BATHROOM

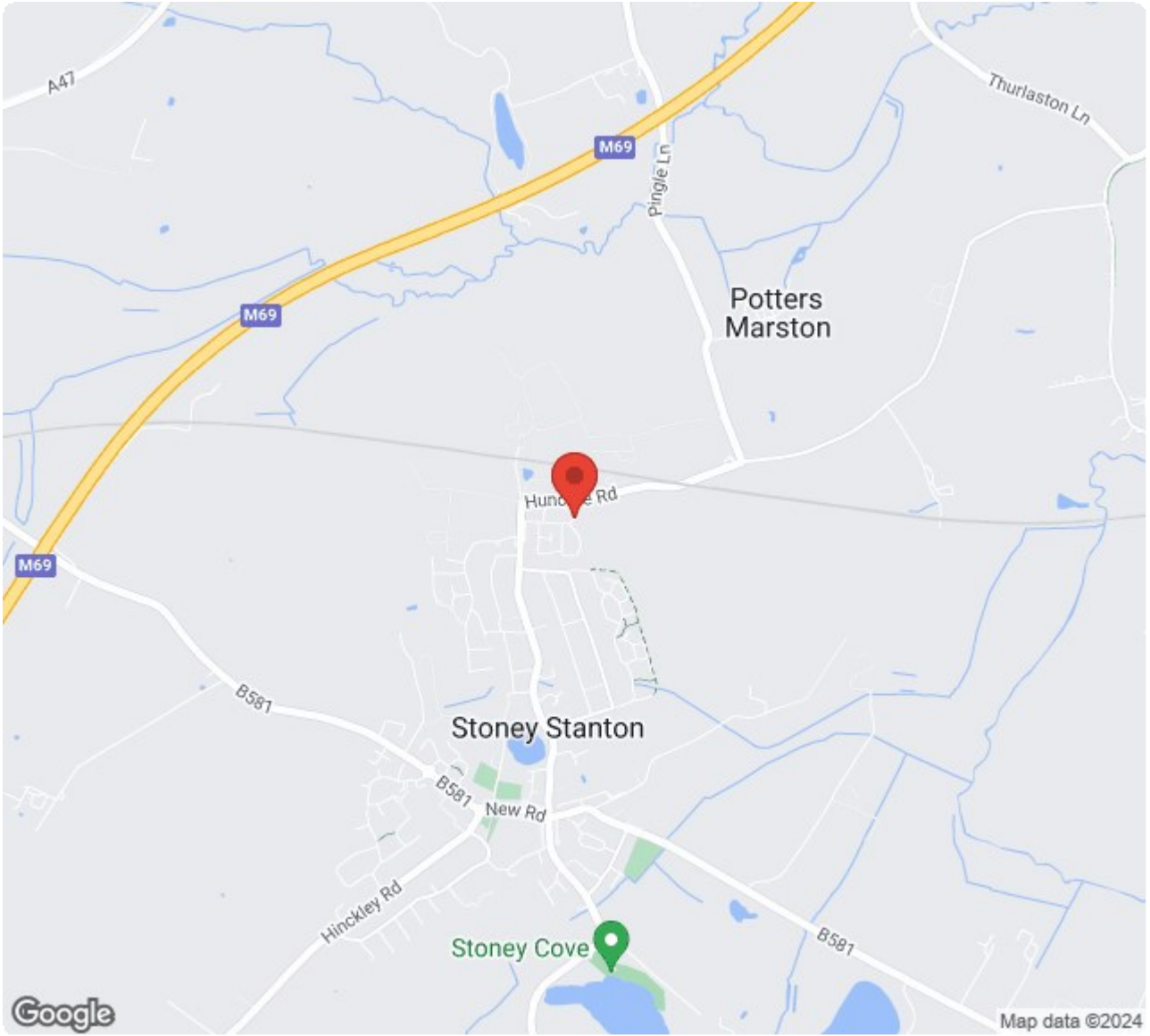
White suite consisting panelled bath with mixer shower above, pedestal wash hand basin and low level WC. Tiled surrounds and extractor fan. Door to airing cupboard housing hot water tank with fitted immersion heater.



OUTSIDE

The property is nicely situated, with double width Tarmac driveway to side with brick built double garage having up and over doors to front, rear pedestrian door, light and power. Lawned front garden with surrounding beds and slabbed pathway. Electric and gas meters. Additional lawned area to the side. Access via a slab pathway and timber gate to side, to good sized fenced and enclosed rear garden. Adjacent to the property is a large stoned patio with surrounding stone beds. Remainder of the garden is principally laid to lawn with well stocked surrounding beds. Further slab area with summerhouse. Garden is nicely landscaped and has an outside tap.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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