

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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12 ABBOTT DRIVE, STONEY STANTON, LE9 4AB

ASKING PRICE £225,000

Stylish 2012 Persimmon Homes built semi detached house close to open countryside. Sought after and convenient location within walking distance of the village centre including a parade of shops, primary school, doctors surgery, public houses, recreational facilities and good access to major road links. Well presented energy efficient with a range of good quality fixtures and fittings including white panelled interior doors, spindle balustrades, wired in smoke alarms, gas central heating, UVPC SUDG and UPVC soffits and fascias. Offers entrance hallway, separate WC, fitted kitchen and lounge dining room. Two double bedrooms (main with fitted wardrobes) and bathroom with shower. Front and enclosed sunny rear garden. Two car parking spaces. Viewing highly recommended. carpets, blinds and shed included.



TENURE
FREEHOLD

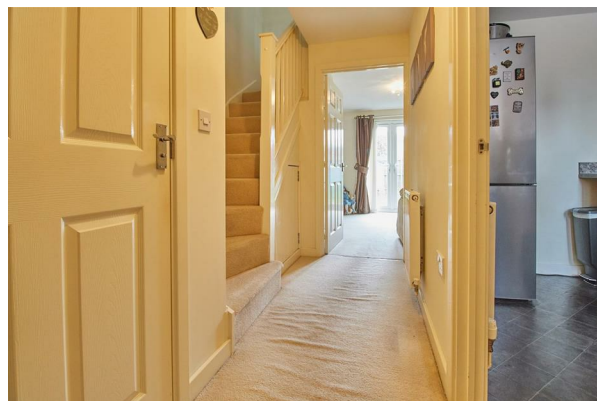
COUNCIL TAX BAND - B

ACCOMMODATION

Open canopy porch with outside lighting. Attractive black composite panel front door to:

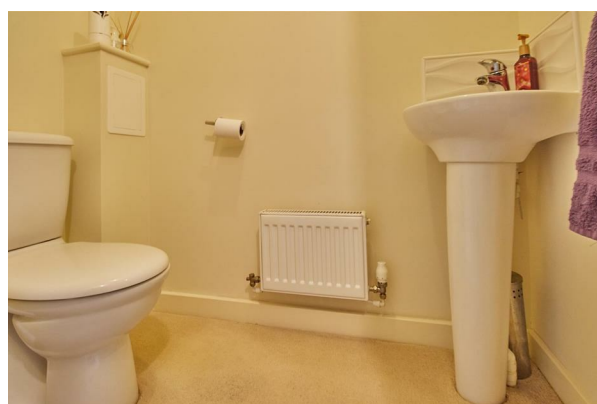
ENTRANCE HALLWAY

Single panel radiator, digital thermostat for central heating system, doorbell chime and wired in smoke alarm. Stairway to first floor with white spindle balustrades and understairs storage cupboard beneath. Attractive white six panel interior door to:



SEPARATE WC

White suite consisting low level WC and pedestal wash hand basin with tiled splashbacks. Radiator and extractor fan.



FITTED KITCHEN TO FRONT

6'3" x 11'7" (1.92 x 3.55)

Fashionable range of light oak fitted kitchen units with soft close doors consisting inset one and a half bowl single drainer stainless steel sink with mixer tap above and cupboard beneath. Further matching floor mounted cupboard units and four drawer unit with contrasting grey roll edge working surfaces above and tiled splashbacks. Inset four ring stainless steel gas hob unit, single fan assisted oven with grill beneath, stainless steel splashback and stainless steel chimney extractor above. Further matching range of wall mounted cupboard units, one concealing gas condensing combination boiler for central heating and domestic hot water (new as of 2021) Appliance recess points, plumbing for automatic washing machine and dishwasher. Radiator.



LOUNGE DINING ROOM TO REAR

13'1" x 11'1" (3.99 x 3.40)

Wall mounted flat living flame coal effect electric fire, radiator and TV aerial point including Sky. Storage cupboard and UPVC SUDG French doors leading to the rear garden.

FIRST FLOOR LANDING

White spindle balustrade, single panel radiator, wired in smoke alarm and loft access (loft is partially boarded)

REAR BEDROOM ONE

13'1" x 7'11" (4.00 x 2.42)

Range of fitted bedroom furniture in medium oak consisting one double and two single wardrobe units and dressing table to centre. TV aerial point.



FRONT BEDROOM TWO

13'1" x 8'7" (4.00 x 2.63)

Radiator and built in linen cupboard.



BATHROOM

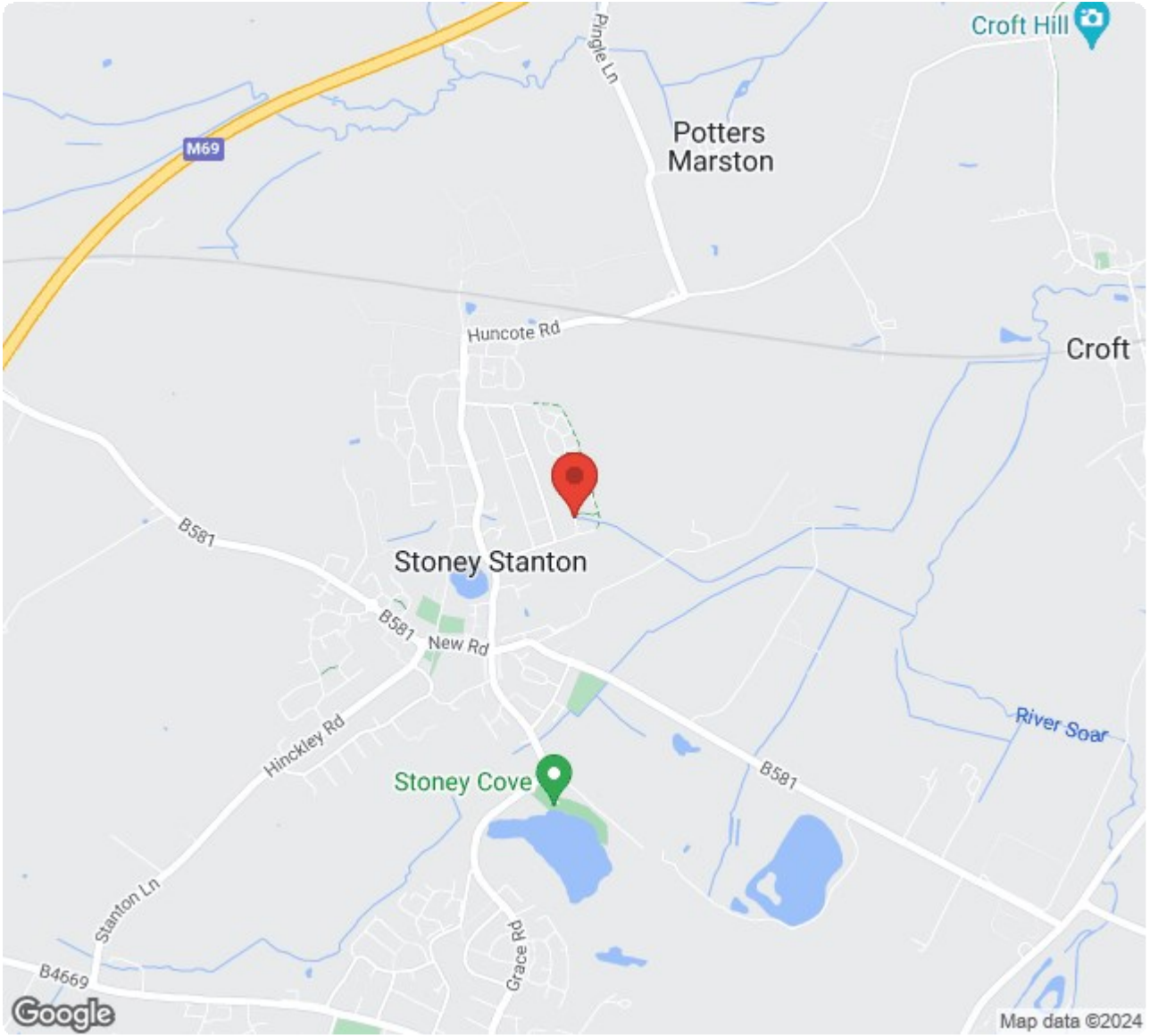
6'7" x 6'4" (2.01 x 1.94)

White suite consisting panelled bath with mains shower unit above, pedestal wash hand basin with mirror fronted bathroom cabinet above and low level WC. Contrasting tiled surrounds, radiator shaver point and extractor fan.

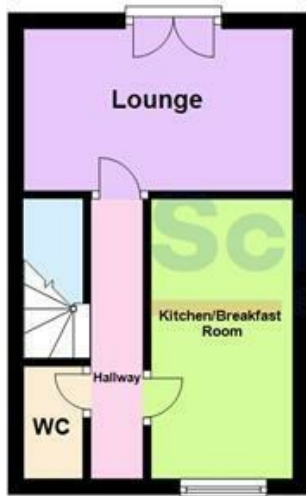
OUTSIDE

The property is set back from the road with front garden is hard landscaped in slate chippings. Timber gate offers access to the fully fenced and enclosed rear garden having a full width patio adjacent to the rear of the property. The remainder of the garden is principally laid to lawn and to the top of the garden is a timber shed, beyond which is a double length block paved driveway. The garden has a sunny aspect and an outside tap.





Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	



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