

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
Company Number: 11832775 (Registered in England and Wales)

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6 UNDERWOOD DRIVE, STONEY STANTON, LE9 4TA

£350,000

NO CHAIN. F E Downes built detached bungalow on an large corner plot 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, recreational facilities, open countryside, public houses and good access to major road links. Well presented but in need of updating. Benefits from gas central heating and UPVC SUDG. Spacious accommodation offers entrance hall, separate WC, lounge, dining room with feature fireplace & kitchen. three double bedrooms and bathroom. Excellent driveway offers ample car/caravan parking to a double garage. front garden with mature beds & enclosed rear garden laid to lawn. Contact agent to view. Carpets, curtains, blinds included.



TENURE

Freehold

Council tax band E

ACCOMMODATION

SUDG front door with glazed surrounds to

ENTRANCE HALLWAY

Double panelled radiator, two single panelled radiators, decorative wall lights, stone wall. UPVC SUDG windows. Wooden double doors to airing cupboard concealing the emersion tank for domestic hot water, alarm system, hot water electric programmer, shelving. Wooden door to



SEPARATE WC

Consisting a pink pedestal wash hand basin with tiled splashbacks, matching low level WC, single panelled radiator, tiled flooring.



LOUNGE

23'2" x 13'0" (7.07m x 3.97m)

With feature gas brick built fireplace with tiled hearth, three double panelled radiators, decorative wall light, TV aerial point. Full height glazed window to rear, door to rear garden. Door to



DINING ROOM

14'1" x 6'11" (4.30m x 2.13m)

With a curved glazed wall, double panelled radiator, exposed stone wall. Door to



KITCHEN

12'9" x 11'6" (3.91m x 3.51m)

With a range of wood effect floor standing kitchen cupboard units with wood effect roll edge working surfaces above. Two and a half resin black sink unit with chrome mixer taps above. Built in oven, four ring Whirlpool gas hob, Bosch freestanding washer/dryer, freestanding dishwasher, freestanding Hotpoint washing machine, tiled splashbacks. Freestanding fridge, double panelled radiator. Further range of wall mounted cupboard units, vinyl flooring. Glazed door to



REAR LOBBY

With hot water programmer, shelving, further glazed door to rear garden. Door to

BEDROOM ONE

12'6" x 15'9" (3.83 x 4.81)

Single panelled radiator, loft access.



BEDROOM TWO

8'11" x 11'9" (2.72m x 3.60m)

Single panelled radiator.



BEDROOM THREE

11'8" x 9'10" (3.58 x 3.00)

Single panelled radiator. loft access



BATHROOM

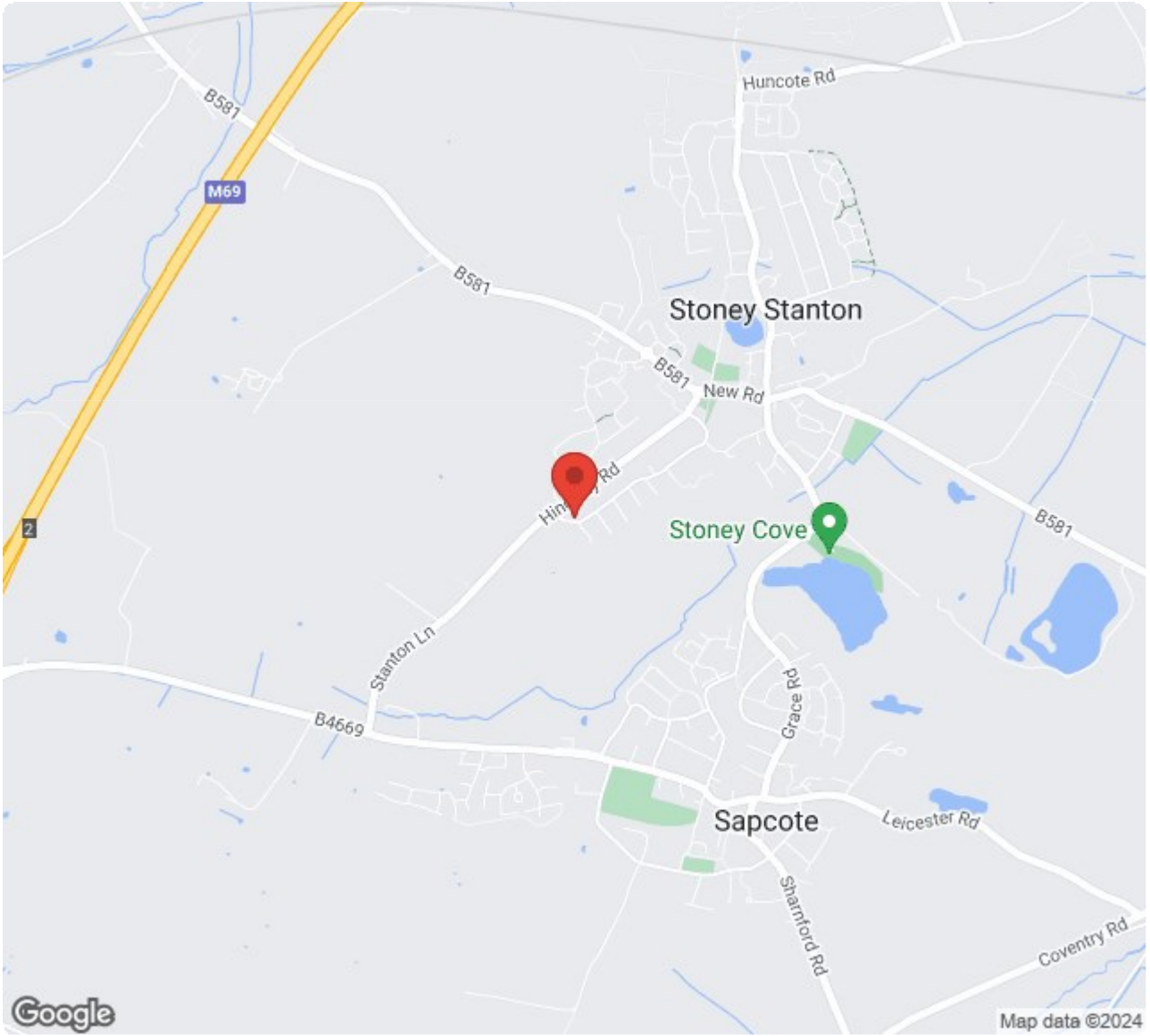
6'2" x 11'7" (1.88m x 3.55m)

With a blue bathroom suite consisting pedestal wash hand basin, low level WC, corner bath with chrome mixer taps and shower attachment, bidet, corner glazed shower enclosure with Triton electric shower, tiled flooring. Wall mounted mirror fronted bathroom, tiled splashbacks, double panelled radiator.

OUTSIDE

To the front of the property is boarded with hedging and primarily laid to decorative stone. A block paved pathway leads to the front door. A tarmac driveway leads to the double garage housing the Ideal boiler for domestic heating, and having front wooden bi-folding door, electric, lighting, rear pedestrian door and window. To the rear is a fully fenced and enclosed rear garden which is laid to lawn, with a slabbed pathway adjacent to the rear of the property, outside tap and lighting.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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			
England & Wales		EU Directive 2002/91/EC	



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