

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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13 LONG STREET, STONEY STANTON, LE9 4DQ

OFFERS OVER £230,000

Delightful traditional white rendered terraced cottage of character on a large plot. Sought after and highly convenient central village location within walking distance of a parade of shops, doctors surgery, primary schools, takeaways, public houses, bus service and good access to major road links. Well presented and much improved including original panelled interior doors, feature open fireplace, refitted bathroom, gas central heating and UPVC SUDG. Spacious accommodation offers entrance porch, entrance hallway, lounge and dining kitchen. 3 bedrooms, bathroom and separate WC. Enclosed courtyard to rear with brick outbuildings. Double driveway and garage space (STPP). Large enclosed rear garden. Viewing recommended. Carpets and blinds included.



TENURE

Freehold
Council tax band A

ACCOMMODATION

Attractive green composite panelled SUDG and leaded front door to

ENTRANCE PORCH

With terrazzo tiled flooring, overhead lighting. Further white wood panelled and glazed door to

ENTRANCE HALLWAY

With single panelled radiator, coving to ceiling, stairway to first floor, useful under stairs storage cupboard with light and power. Original white wood panelled interior door to

FRONT LOUNGE

12'1" x 12'0" (3.70 x 3.66)

With feature original open tiled fireplace incorporating a living flame coal effect gas fire. Gas and electric meters and consumer unit to side alcove. Radiator, TV aerial point, coving to ceiling.



DINING KITCHEN TO REAR

10'9" x 8'0" (3.29 x 2.44)

With a range of white fitted kitchen units consisting inset stainless steel sink unit with mixer tap above and cupboard beneath. Further matching floor mounted cupboard units and drawers. Contrasting marble finish roll edge working surfaces above, tiled splashbacks. Further wall mounted cupboard units and display shelving. Further floor to ceiling storage cupboards. Appliance recess points, appliance recess points, plumbing for automatic washing machine, electric cooker point, radiator, grey tiled flooring. White wood panelled door lead to the courtyard.



REFITTED BATHROOM TO REAR

7'9" x 6'0" (2.38 x 1.83)

With white suite consisting panelled bath with mains shower unit above and glazed shower screen to side. Pedestal wash hand basin, low level WC, PVC decorative clad surrounds, double panelled radiator. Door to a storeroom with radiator and lighting.



FIRST FLOOR LANDING

With loft access, thermostat for central heating system, coving to ceiling.

FRONT BEDROOM ONE

9'5" x 12'2" (2.88 x 3.71)

With two built in double wardrobes in white, cupboard above. Radiator.



BEDROOM TWO TO REAR

8'0" x 10'4" (2.44 x 3.15)

With double panelled radiator, coving to ceiling. Further airing cupboard housing the Valiant gas combination boiler for central heating and domestic hot water.



BEDROOM THREE TO FRONT

5'4" x 9'1" (1.64 x 2.78)

With double panelled radiator.



CLOAKROOM

1'10" x 6'7" (0.58 x 2.03)

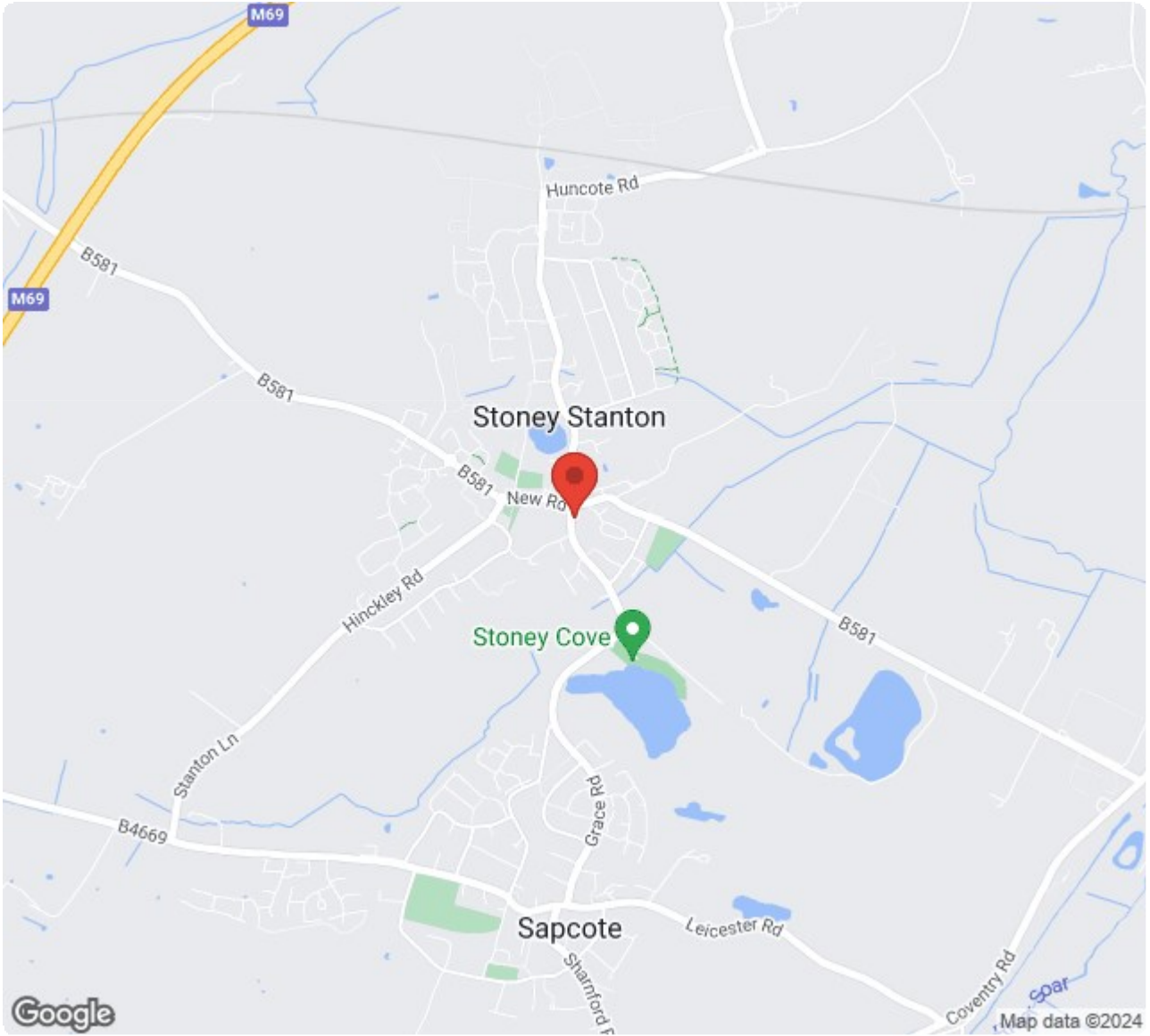
With low level WC, wall mounted sink unit and tiled splashback.

OUTSIDE

The property is nicely situated, set back from the road. Adjacent to the rear of the house is a courtyard style garden area which is paved for easy maintenance with outside tap. Attached to the rear of the house is a brick built store room, (1.34m X 4.80m). With light, power and pedestrian door. A wrought iron gate leads to a double concrete driveway, there is ample room for a double garage (subject to planning permission). A timber gate offers access to a large fully fenced and enclosed rear garden which is principally laid to lawn with surrounding beds, borders and fruit trees.







Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		55	
(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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