

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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8 THE FLEET, STONEY STANTON, LE9 4DY

£430,000

Substantial extended and refurbished chalet style detached family home on a good size plot. Sought after and convenient location within walking distance of the village centre including a parade of shops, doctors surgery, primary school, takeaways, public houses, recreational facilities, open countryside, bus service and with good access to major road links. Well presented including oak and white panelled interior doors, coving, ceramic tiled flooring, feature Victorian style open fireplace, refitted kitchen and shower room, fitted wardrobes, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers canopy porch, entrance hall, separate WC, lounge, dining/study, family room, dining kitchen and utility room. Four bedrooms (main with en suite shower room) and family bathroom. Wide driveway to large single garage. Good sized rear garden. Viewing recommended. Carpets and light fittings included.



TENURE

Freehold

Council Tax = D

OPEN CANOPY PORCH

Attractive black composite panelled SUDG leded front door to

ENTRANCE HALLWAY

With oak stripped flooring, double panel radiator. Wireless digital thermostat for central heating system. One wall light, coving to ceiling, dog leg stairway to first floor. Attractive oak panel interior doors on the ground floor leading to

RE-FITTED WC

With white suite, consisting low level WC, vanity sink in gloss white, double cupboard beneath. Contrasting half tiled surround including the flooring. Extractor fan. Useful under stairs storage cupboard.

FRONT LOUNGE

10'10" x 20'1" (3.32 x 6.13)

With feature Victorian fireplace, having ornamental wood surrounds, black ornamental cast iron fireplace, incorporating living flame coal effect gas fire. Raised black tiled hearth. Two radiators, T.V aerial point, coving to ceiling. Three matching wall lights. UPVC SUDG bow window to front. White wood panel double doors leading to.



FAMILY ROOM/ DINING ROOM TO REAR

10'10" x 12'0" (3.32 x 3.67)

With single panel radiator, two matching wall lights and centre lights. UPVC SUDG sliding patio doors to rear garden.



REFITTED L-SHAPE DINING KITCHEN TO FRONT

19'5" x 15'11" (5.94 x 4.87)

With a fashionable range of gloss white fitted kitchen units, with soft close doors. Consisting of inset one and half bowls single drainer stainless steel sink unit, mixer taps above, cupboard beneath. Further matching range of floor mounted cupboard units, three drawer units. Contrasting solid oak working surfaces above, with inset five ring stainless steel gas hob unit. Stainless steel chimney extractor above. Tiled splashback, further matching range of wall mounted cupboard units, including one double display unit with glazed doors and concealed lighting. One tall larder unit. Further integrated appliances including dishwasher, a double fan assisted oven with a grill and a fridge freezer. Concealed lighting over the working surfaces. Porcelain tiled flooring. Two radiators, inset ceiling spot lights. T.V aerial point.



REAR SITTING ROOM

17'10" x 12'1" (5.44 x 3.69)

Laminate wood strip flooring, fashionable white vertical wall mounted radiator, coving to ceiling, T.V aerial point, telephone point. UPVC SUDG French doors leading to rear garden.



UTILITY ROOM TO REAR

12'0" x 6'2" (3.66 x 1.90)

With a range of white fitted units. Consisting inset single drainer in stainless steel sink with mixer tap above, double base units beneath. Further matching floor mounted cupboard unit drawers. Contrasting oak woodgrain working surfaces above. Tiled splashback, appliance recess points, plumbing for automatic washing machine, radiator, UPVC glazed door leading to rear garden. Communicating door to garage.

FIRST FLOOR LANDING

With one wall light, coving to ceiling, loft access.

REAR BEDROOM ONE

11'10" x 21'3" (3.62 x 6.49)

A range of fitted bedroom furniture in grey, consisting two double and two single wardrobe units. Further matching dressing table with six drawers beneath. Radiator, TV aerial point, inset ceiling spot lights. Door into the eaves offering further boarded storage space, door to



EN SUITE SHOWER ROOM

7'10" x 3'11" (2.40 x 1.21)

With white suite consisting of fully tiled double shower with glazed shower screen, rain shower above. Vanity sink in gloss white, drawers beneath. Heated and illuminating mirror above. Low level WC, ceramic tiled flooring. Dual fuel Chrome heated towel rail, inset ceiling spot lights, extractor fan.



BEDROOM TWO TO REAR

11'11" x 9'9" (3.65 x 2.99)

With radiator.



BEDROOM THREE TO FRONT

11'1" x 10'8" (3.39 x 3.27)

With fitted bedroom furniture. Consisting two double wardrobe units, cupboards above. Two overhead bed lights, radiator, UPVC SUDG door to a walk on balcony.



BEDROOM FOUR TO FRONT

12'9" x 8'5" (3.91 x 2.57)

With built in double wardrobes, radiator, USB points



FAMILY BATHROOM

5'10" x 11'1" (1.79 x 3.39)

With panelled bath, mixer tap and shower attachment above. Pedestal wash hand basin, cream cupboards and mirror above. Low level WC fully tiled shower cubicle, glazed shower doors. Contrasting fully tiled surrounds including the flooring. Dual fuel chrome heated towel rail. Inset ceiling spot lights, extractor fan.



OUTSIDE

The property is nicely situated, set well back from the road. Having a full width tarmac driveway to front offering ample car parking. Leading to a large brick built single integral garage (2.45m x 6.05m) up and over doors to front, has light and power, houses the electric meters and the wall mounted Worcester gas condensing combination boiler for the central heating and domestic hot water, new as of (2023). Timber gate and pathway leads down the left hand side of the property where there is an outside tap and light, and timber shed. A good sized, fully fenced and enclosed rear garden which has a deep L- shape slabbed patio. Adjacent to the rear of the property. Beyond which the garden is mainly laid to lawn with surrounding well stocked beds and borders. A further timber shed. To the top of the garden outside light.







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			74
		61	
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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