

# Scrivins & Co

## Sales & Lettings

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

T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk



## 4 WENTWORTH AVENUE, ELMESTHORPE, LE9 7NG

**OFFERS OVER £400,000**

Impressive 2015 Morris homes built Houghton design, detached family home. Sought after and convenient location within walking distance of the Wentworth Arms, Badgers Mount, village hall, church and open countryside. In easy reach of the other village centres of Stoney Stanton and Earl Shilton with a wide range of amenities including shops, schools, doctors, dentist, public houses, restaurants, bus services 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, wired in smoke alarms, spotlights, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hallway, separate WC, lounge, open plan fitted dining kitchen and utility room. Four double bedrooms (main with en suite shower room) and family bathroom. Corner plot with wide driveway to detached garage. Well kept front, side and enclosed sunny rear garden. Viewing highly recommended. Carpets and blinds included.





## TENURE

Freehold  
Council Tax = E

## ACCOMMODATION

Attractive sage green composite panel and SUDG front door with outside lighting to:

## ENTRANCE HALLWAY

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

## SEPARATE WC

White suite consisting low level WC and wall mounted sink unit with tiled splashbacks. Radiator and extractor fan.



## THROUGH LOUNGE

11'9" x 20'10" (3.60 x 6.36)

Two radiators, TV aerial point including Sky.

## FITTED DINING KITCHEN

20'10" x 11'9" (6.36 x 3.59)

Fashionable range of gloss white fitted kitchen units with soft close doors consisting inset one and a half bowl single drainer stainless steel sink unit with mixer tap above and cupboard beneath. Further matching range of floor mounted cupboard units and three drawer unit with contrasting black roll edge working surface above and tiled splashbacks. Inset four ring stainless steel gas hob unit with stainless steel chimney extractor above. Further matching wall mounted cupboard units. Integrated Neff double fan assisted oven with grill and dishwasher. Inset ceiling spotlights, two radiators, TV aerial point and herringbone woodgrain vinyl flooring. UPVC SUDG bifold doors leading to rear garden. Door to:



## UTILITY ROOM

5'0" x 6'5" (1.54 x 1.97)

Matching units from the kitchen consisting inset single drainer stainless steel sink unit with double base unit beneath with black roll edge working surfaces above and tiled splashbacks. Further wall mounted cupboard unit housing gas condensing combination boiler for central heating and domestic hot water with digital programmer. Appliance recess point and plumbing for automatic washing machine. Herringbone woodgrain vinyl flooring. White composite panel and SUDG door to the side of the property.



## FIRST FLOOR LANDING

White spindle balustrade, radiator, wired in smoke alarm and loft access.

### REAR BEDROOM ONE

11'4" x 11'0" (3.46 x 3.37)

Radiator, TV aerial point and digital thermostat for central heating system on the first floor. Door to:



### EN SUITE SHOWER ROOM

5'1" x 9'3" (1.55 x 2.83)

White suite consisting fully tiled shower cubicle with glazed shower door, pedestal wash hand basin and low level WC. Contrasting tiled surrounds, shaver point, inset ceiling spotlights and extractor fan.



### FRONT BEDROOM TWO

9'8" x 12'0" (2.96 x 3.66)

Radiator.



### REAR BEDROOM THREE

7'11" x 11'0" (2.43 x 3.36)

Range of fitted bedroom furniture in white gloss consisting one double and one single wardrobe. Radiator.



### FRONT BEDROOM FOUR

9'2" x 11'4" (2.81 x 3.47)

Radiator.



### FAMILY BATHROOM

6'0" x 10'3" (1.83 x 3.13)

White suite consisting panelled bath with mixer tap and shower attachment above, vanity sink unit with gloss white drawer beneath and low level WC. Contrasting tiled surrounds, radiator, inset ceiling spotlights, shaver point and extractor fan.



### OUTSIDE

The property is nicely situated on a corner plot, set back from the road. The front and side gardens are principally laid to lawn with surrounding beds. Double width Tarmac driveway leads to a single brick built garage 3.00m x 5.90m with up and over door to the front, has light, power and pitched roof offering further storage. Timber gate offers access to the fully fenced and enclosed rear garden which has a full width Indian stone patio adjacent to the rear of the property, beyond which the remainder of the garden is principally laid to lawn with surrounding beds and raised beds. To the top of the garden is a further timber decked patio. Outside lighting and power point. The garden has a sunny aspect.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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