

Scrivins & Co

Sales & Lettings

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

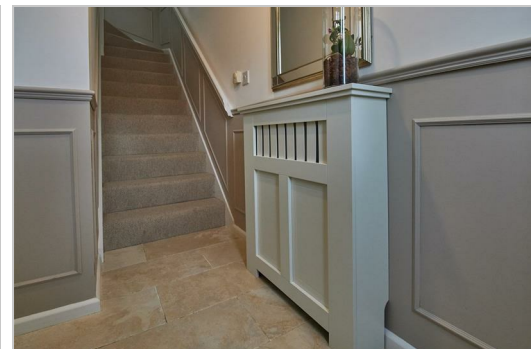
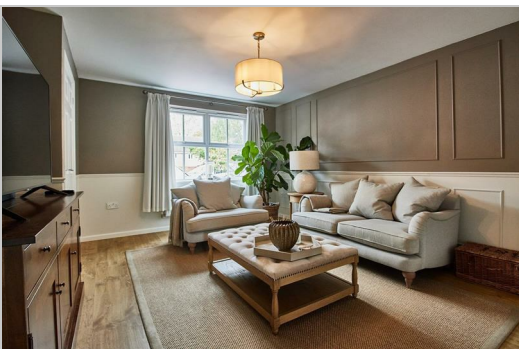
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37 PICKERING CLOSE, STONEY STANTON, LE9 4GN

OFFERS OVER £235,000

NO CHAIN. Attractive modern JS Bloor built family home. Sought after and convenient cul de sac location within walking distance of the village centre including a parade of shops, doctors surgery, primary school, parks, public houses, bus service and good access to major road links. Immaculately presented with a range of good quality fixtures and fittings including white panelled interior doors, wooden/ceramic tiled flooring, wired in smoke alarms, gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers entrance hallway, lounge, dining room, fitted kitchen and separate WC. 3 bedrooms and bathroom with shower. Wide driveway to front. Long sunny rear garden. Viewing recommended. Carpets, curtains and blinds included.



TENURE

Freehold

Council tax band C

ACCOMMODATION

Open canopy porch with outside security light, attractive black panelled SUDG and leaded front door to

ENTRANCE HALLWAY

With ceramic tiled flooring, single panelled radiator with surrounding cover, thermostat for central heating system, wall mounted consumer unit, stairway to first floor, low level wood panelling, attractive white six panel interior doors to

FRONT LOUNGE

12'2" x 13'8" (3.73 x 4.18)

With oak finish laminate wood strip flooring, feature two tone wood panelling to one wall, radiator, TV aerial point, wired in smoke alarm. Door to



REAR DINING ROOM

7'10" x 12'1" (2.39 x 3.69)

With ceramic tiled flooring, radiator, useful under stairs storage cupboard, UPVC SUDG French doors to rear garden. Feature archway to



FITTED KITCHEN TO REAR

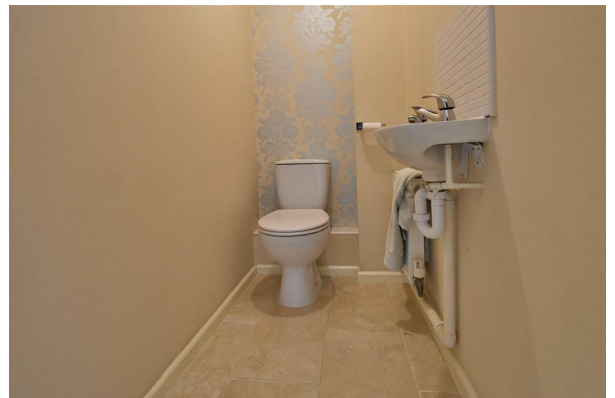
8'6" x 7'3" (2.60 x 2.22)

With a range of Medium beech fitted kitchen units consisting inset one and half bowl single drainer stainless steel sink unit with mixer tap above and cupboard beneath. Further matching range of floor mounted cupboard units and four drawer unit, contrasting black roll edge working surfaces above with inset four ring stainless steel gas hob unit, single fan assisted electric oven and grill beneath, integrated extractor above, tiled splashbacks. Further matching wall mounted cupboard units above. Appliance recess points, plumbing for automatic washing machine. Wall mounted Glowworm gas condensing boiler for central heating and domestic hot water. Ceramic tiled flooring. Door to



SEPARATE WC

With white low level WC, wall mounted sink unit, tiled splashbacks, ceramic tiled flooring, radiator, extractor fan.



FIRST FLOOR LANDING

With white spindle balustrades, radiator, wired in smoke alarm. Door to the airing cupboard housing the lagged copper cylinder immersion heated for supplementary domestic hot water. Loft access, loft is partially boarded.

FRONT BEDROOM ONE

14'0" x 8'2" (4.29 x 2.51)

With radiator.



BEDROOM TWO TO REAR

11'8" x 8'10" (3.57 x 2.70)

With radiator.



BEDROOM THREE TO FRONT

6'10" x 9'7" (2.10 x 2.94)

With radiator.



FAMILY BATHROOM TO REAR

6'2" x 6'1" (1.90 x 1.87)

With white suite consisting panelled bath with main shower unit above and glazed shower screen to side. Pedestal wash hand basin, low level WC, contrasting tiled surrounds, radiator, shaver point and extractor fan.



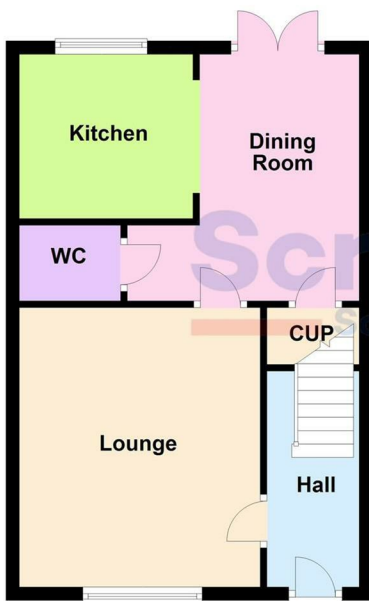
OUTSIDE

The property is nicely situated in a block paved cul de sac, set back from the road having a double width tarmacadam driveway to front. A timber gate offers access to the fully fenced and enclosed rear garden having a full width porcelain tiled patio adjacent to the rear of the property. Beyond which the garden is principally laid to lawn with surrounding beds. To the top of the garden is a further porcelain tiled patio and raised beds. There is an outside tap and light. The garden has a sunny aspect.





Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		77	
(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			
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Not environmentally friendly - higher CO ₂ emissions			
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