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## 8 WENTWORTH AVENUE, ELMESTHORPE, LE9 7NG

**ASKING PRICE £390,000**

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, open countryside and within. In easy reach of the other local 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 UPVC SUDG and soffits and fascias. Spacious accommodation offers entrance hallway, separate WC, lounge, open plan fitted living dining kitchen and utility room. Four double bedrooms (main with en suite shower room) and family bathroom. Corner plot with driveway to detached garage. Well kept front, side and enclosed rear garden. Viewing highly recommended. Carpets and blinds included.





## TENURE

Freehold

Council tax band E

## ACCOMMODATION

Attractive black composite panelled SUDG front to

## ENTRANCE HALLWAY

With Karndean wood grain flooring, radiator, wire in smoke alarms, digital thermostat for central heating on the ground floor, keypad for burglar alarm system. Stairway to first floor with white spindle balustrades, useful under stair storage cupboard beneath. Attractive white four panel interior doors to

## SEPARATE WC

With white suite consisting low level WC, wall mounted sink unit, tiled splashbacks, Karndean wood grain flooring, extractor fan, radiator.

## LOUNGE

11'10" x 20'10" (3.61 x 6.37)

With two radiator, Tv aerial point including Sky, made to measure shutters.



## OPEN PLAN LIVING DINING KITCHEN

20'11" x 11'10" (6.39 x 3.61)

The living dining area: With Karndean wood grain flooring, two radiators, Tv aerial point, made to measure shutters, UPVC SUDG Bi-fold doors with built in blinds leading to the rear garden.

Kitchen area: With a fashionable range of gloss Mocha fitted kitchen units consisting inset one and half bowl single drainer stainless steel sink unit with mixer tap above and double base unit beneath. Further matching range of floor mounted cupboard units, three drawer unit, contrasting roll edge working surfaces above, inset four ring stainless steel gas hob unit, chimney extractor above and tiled splashbacks. Further matching wall mounted cupboard units. Further integrated appliances include a double fan assisted oven with grill. Concealed lighting over the working surfaces, spot lights, Karndean wood grain flooring. Door to



## UTILITY ROOM

5'0" x 6'3" (1.53 x 1.92)

With matching units from the kitchen consisting inset single drainer stainless steel sink unit with mixer taps above and double base unit beneath, tiled splashbacks. Further wall mounted cupboard unit concealing the gas condensing boiler for central heating and domestic hot water with digital programmer. Radiator, appliance recess points, plumbing for automatic washing machine, Karndean wood grain flooring. White composite panelled and SUDG door leading to the side of the property.



## FIRST FLOOR GALLERY LANDING

With white spindle balustrades, wire in smoke alarm, radiator. Door to the airing cupboard housing the cylinder fitted immersion heated for supplementary and domestic hot water.



### **BEDROOM ONE TO REAR**

11'4" x 11'1" (3.46 x 3.38)

With radiator, digital programmer for central heating on the first floor, TV aerial point. Door to



### **EN SUITE SHOWER ROOM TO REAR**

9'4" x 5'2" (2.87 x 1.59)

With white suite consisting fully tiled shower cubical with glazed shower door, pedestal wash hand basin, low level WC, contrasting tiled surrounds, shaver point, inset ceiling spot lights, radiator.



### **BEDROOM TWO TO FRONT**

9'9" x 12'0" (2.99 x 3.66)

With radiator, TV aerial point.



### **BEDROOM THREE TO REAR**

10'9" x 7'11" (3.30 x 2.42)

With a range of fitted bedroom furniture in gloss white consisting one double and one single wardrobe units, radiator.





### **BEDROOM FOUR TO FRONT**

11'0" x 9'4" (3.36 x 2.85)

With radiator, TV aerial point.



### **FAMILY BATHROOM**

9'7" x 6'0" (2.94 x 1.83)

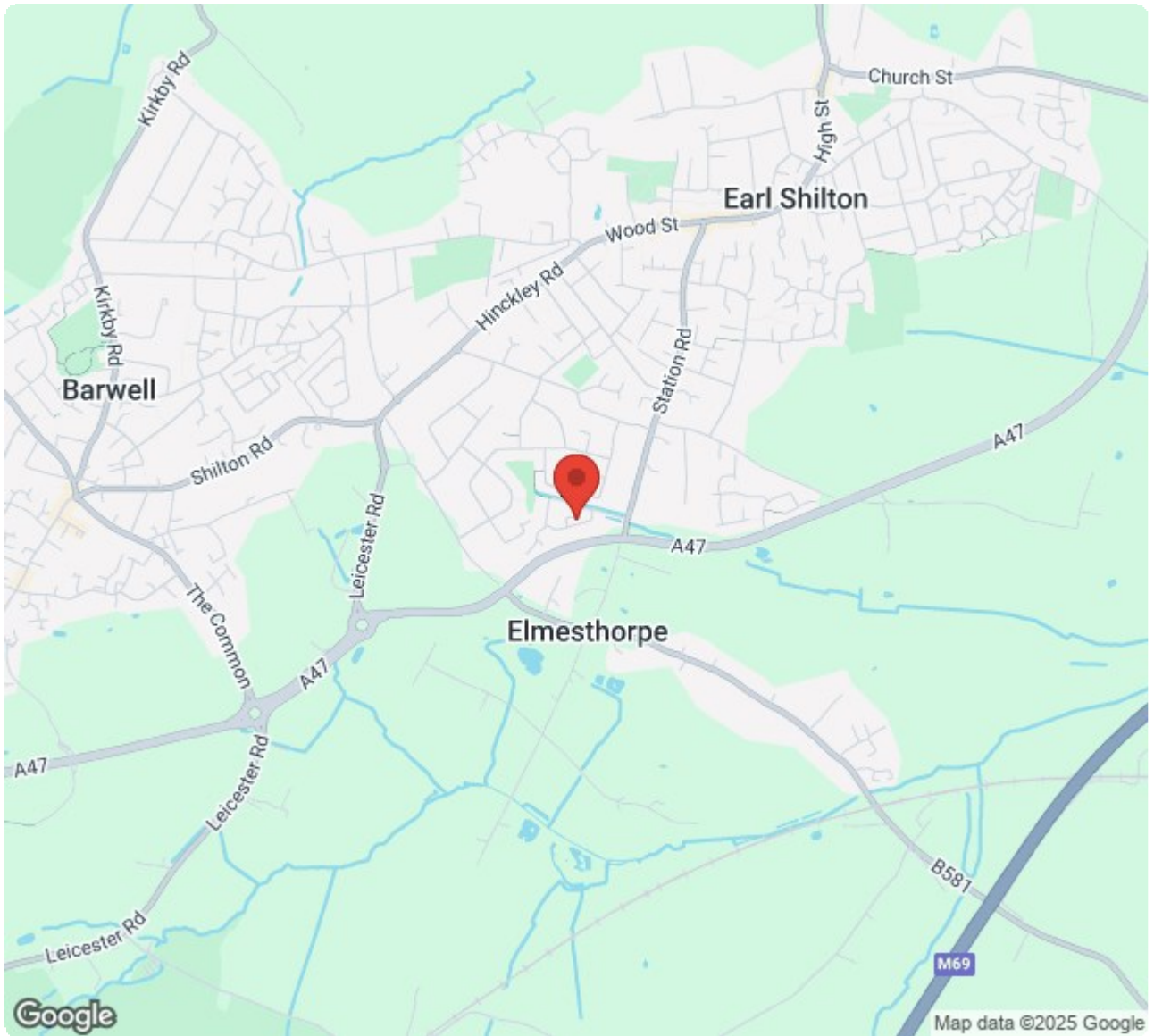
With white suite consisting panelled bath, vanity sink unit with gloss white drawer beneath, low level WC, contrasting tiled surrounds, shaver point, inset ceiling spot lights, extractor fan.



### **OUTSIDE**

The property is nicely situated on a corner plot, set back from the road overlooking a green to front. The front and side garden are principally laid to lawn with inset beds. A timber gate offers access to the rear garden which is enclosed by a high brick retaining wall and panelled fencing. There is a full width patio adjacent to the rear of the property beyond which the garden is principally laid to lawn. A stoned pathway leads to the top of the garden where there is a further circular patio with surrounding beds. Outside lighting, power point and cold water tap. There is a double length tarmacadam to the rear of the property leading to a brick built single garage. With up and over door to front, light and power.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</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		
England & Wales 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		
England & Wales EU Directive 2002/91/EC		



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