

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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**15 MIDDLETON CLOSE, STONEY STANTON, LE9 4TS**

**ASKING PRICE £299,950**

NO CHAIN. Attractive modern detached family home. Sought after convenient cul-de-sac location, within walking distance of the village centre including parade of shops, primary school, doctors surgery, bus service, recreation facilities, take ways, public houses and good access to major road links. Benefits from white panelled interior doors, fitted kitchen, refitted wet room, fitted wardrobes, gas central heating, and UPVC SUDG. Offers entrance hall, separate W.C, lounge, dining room, UPVC SUDG conservatory, kitchen and utility room, 3 bedrooms and wet room. Driveway to garage, fenced and enclosed rear garden. Contact agents to view, carpets included.



## TENURE

Freehold  
Council Tax Band = D

## ACCOMODATION

Attractive wood grain UPVC SUDG front door with outside lighting to

## ENTRANCE HALLWAY

With Antico woodgrain flooring, radiator, stairway to first floor with stained spindle balustrades, useful under stairs storage cupboard beneath. Attractive white six panelled interior door to

## SEPARATE WC

With white suite consisting of low level W.C, wall mounted sink unit, Antico woodgrain flooring, radiator.



## FRONT LOUNGE

11'5" x 13'1" (3.49 x 3.99)

With feature fireplace incorporating living flame coal effect gas fire, radiator, coving to ceiling, T.V aerial lead UPVC SUDG bow window to front.

## REAR DINING ROOM

11'1" x 10'2" (3.40 x 3.12)

Coving to ceiling, UPVC SUDG sliding patio doors to a UPVC SUDG

## CONSERVATORY

9'2" x 9'2" (2.81 x 2.80 )

Two double power points, T.V aerial point, ceiling mounted fan light, UPVC SUDG French door leading to the rear garden.

## FITTED KITCHEN TO REAR

10'0" x 10'0" (3.06 x 3.07)

With a range of medium oak fitted kitchen units, consisting inset one and half bowls single drainer, stainless steel double sink unit mixer taps above, cupboard beneath. Further matching floor mounted cupboard units and three drawer units. Contrasting black roll edge working surfaces above with inset four ring stainless steel gas hob unit. Stainless steel chimney extractor fan above, tile splashbacks, further matching wall mounted cupboard units. Integrated fan assisted double oven with a grill. Ceramic tile flooring, concealed lighting area over the working surfaces, radiator, T.V aerial point.

## UTILITY ROOM TO REAR

5'1" x 9'11" (1.55 x 3.03)

With floor standing cupboard units, black roll edge working surfaces above, tile splashbacks, further wall mounted cupboard units. Appliance recess points, plumbing for automatic washing machine, ceramic tile flooring. Wall mounted Ideal gas condensing combination boiler for domestic hot water and central heating with digital programme unit. UPVC SUDG door to rear garden. Communicating door to garden.



## FIRST FLOORING LANDING

With stained spindle balustrades, door to the airing cupboard with fitted shelving, radiator, loft access.

### FRONT BEDROOM ONE

12'0" x 10'4" (3.67 x 3.16)

With a range of fitted bedroom furniture along the full width of one wall, consisting of, two double and one single wardrobe units. Radiator



### BEDROOM TWO TO REAR

11'10" x 11'3" (3.62 x 3.45)

With a range of fitted bedroom furniture in white consisting, two double and one single wardrobe units. Radiator, T.V aerial point.



### BEDROOM THREE TO FRONT

9'0" x 7'6" (2.76 x 2.29)

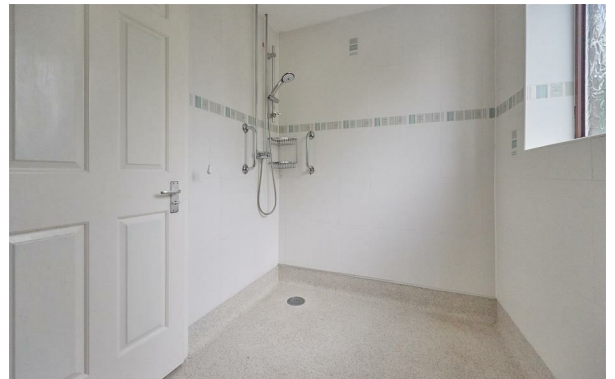
With radiator, built in storage cupboard.



### WET ROOM TO REAR

5'5" x 8'6" (1.66 x 2.60)

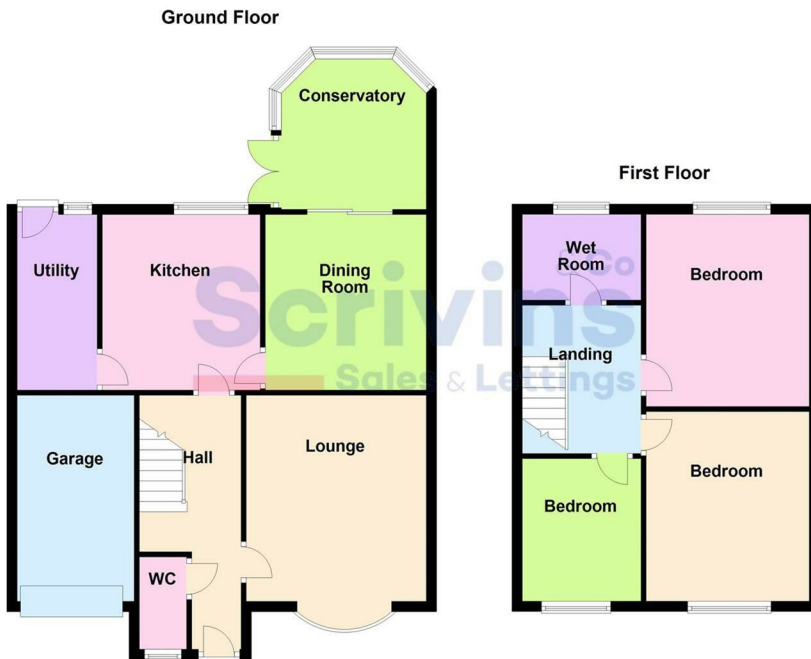
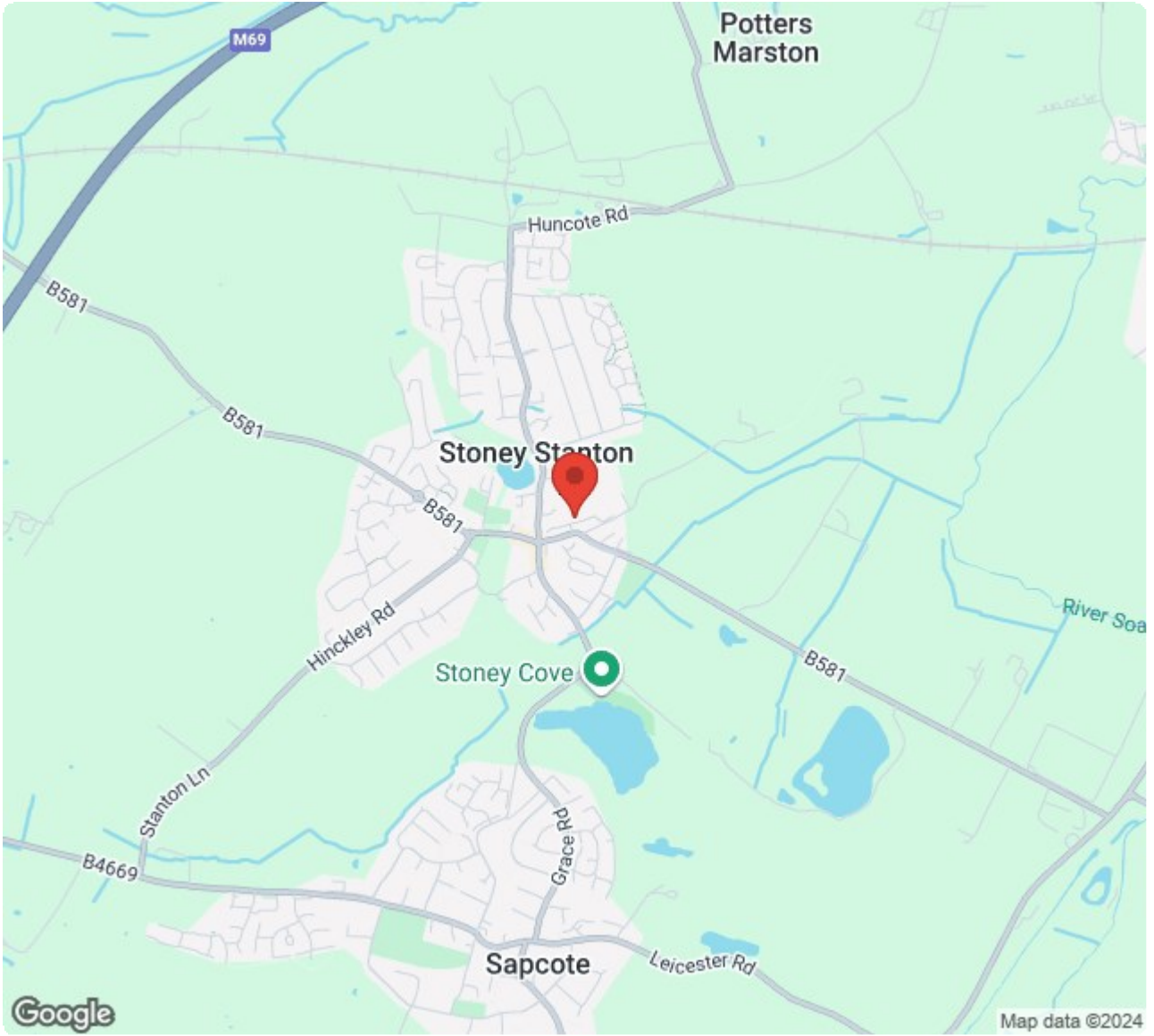
Refitted in white, consisting tiled walk-in shower, low level W.C, pedestal wash hand basin large mirror above. Chrome heated towel rail, inset ceiling spot lights, extractor fan.



### OUTSIDE

The property is nicely situated in a cul-de-sac set back from the road, the front garden is mainly laid to lawn. A block paved driveway leads to the single garage (2.56m x 5.04m) up and over door to front with light and power. A timber gate and slabbed pathway leads to the fully fenced and enclosed rear garden. Which has been hard landscaped principally in slabs with inset beds, there is an outside tap and a timber shed to the top of the garden.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	83
(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			
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