

# 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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**5 JOHN BOLD AVENUE, STONEY STANTON, LE9 4DP**

**ASKING PRICE £275,000**

NO CHAIN. Swiss chalet style Ennis built detached family home on a good size plot close to open countryside. Sought after and convenient location within walking distance of the village centre including a parade of shops, primary school, doctors surgery, public houses, takeaways and with good access to major road links. In need of modernisation benefits from gas central heating and part UPVC SUDG. Spacious accommodation offers entrance hall, separate WC, lounge with open fireplace and dining kitchen. Three double bedrooms and bathroom. Wide driveway to single integral garage. Front and good size sunny rear garden. Contact agents to view.





**TENURE**  
FREEHOLD

COUNCIL TAX BAND - C

**ACCOMMODATION**

Open canopy porch with hardwood panel front door to:

**ENTRANCE HALLWAY**

Original oak strip flooring, radiator and stairway to first floor. Door to:

**SEPARATE WC**

Low level WC.

**THROUGH LOUNGE**

10'11" x 20'0" (3.33 x 6.10)

Open fireplace incorporating cast iron wood burning stove. Two radiators, stripped pine flooring and wood and glazed door to rear.



**L SHAPED DINING KITCHEN TO REAR**

15'10" x 19'8" (4.84 x 6.00)

Inset one and a half bowl single drainer stainless steel sink with mixer tap above and double base unit beneath. Further floor mounted cupboard units with contrasting roll edge working surfaces above and tiled splashbacks. Inset four ring gas hob unit with single oven with grill beneath and integrated extractor above. Further matching wall mounted cupboard units. Appliance recess points and plumbing for automatic washing machine. Single panel radiator. Pine and glazed stable door to rear.



**FIRST FLOOR LANDING**

Loft access.

### FRONT BEDROOM ONE

11'0" x 12'6" (3.37 x 3.82)

Radiator and stripped pine flooring. Wood and glazed door to a balcony to front.



### REAR BEDROOM TWO

12'7" x 8'0" (3.86 x 2.44)

Radiator.



### FRONT BEDROOM THREE

12'9" x 8'9" (3.90 x 2.68)

Radiator and door into the eaves where there is boarded storage space.



### BATHROOM TO REAR

5'11" x 11'1" (1.82 x 3.39)

White suite consisting panelled bath with mains shower unit above, pedestal wash hand basin and low level WC. Contrasting tiled surrounds and radiator. Door to airing cupboard housing lagged copper cylinder with fitted immersion heater.

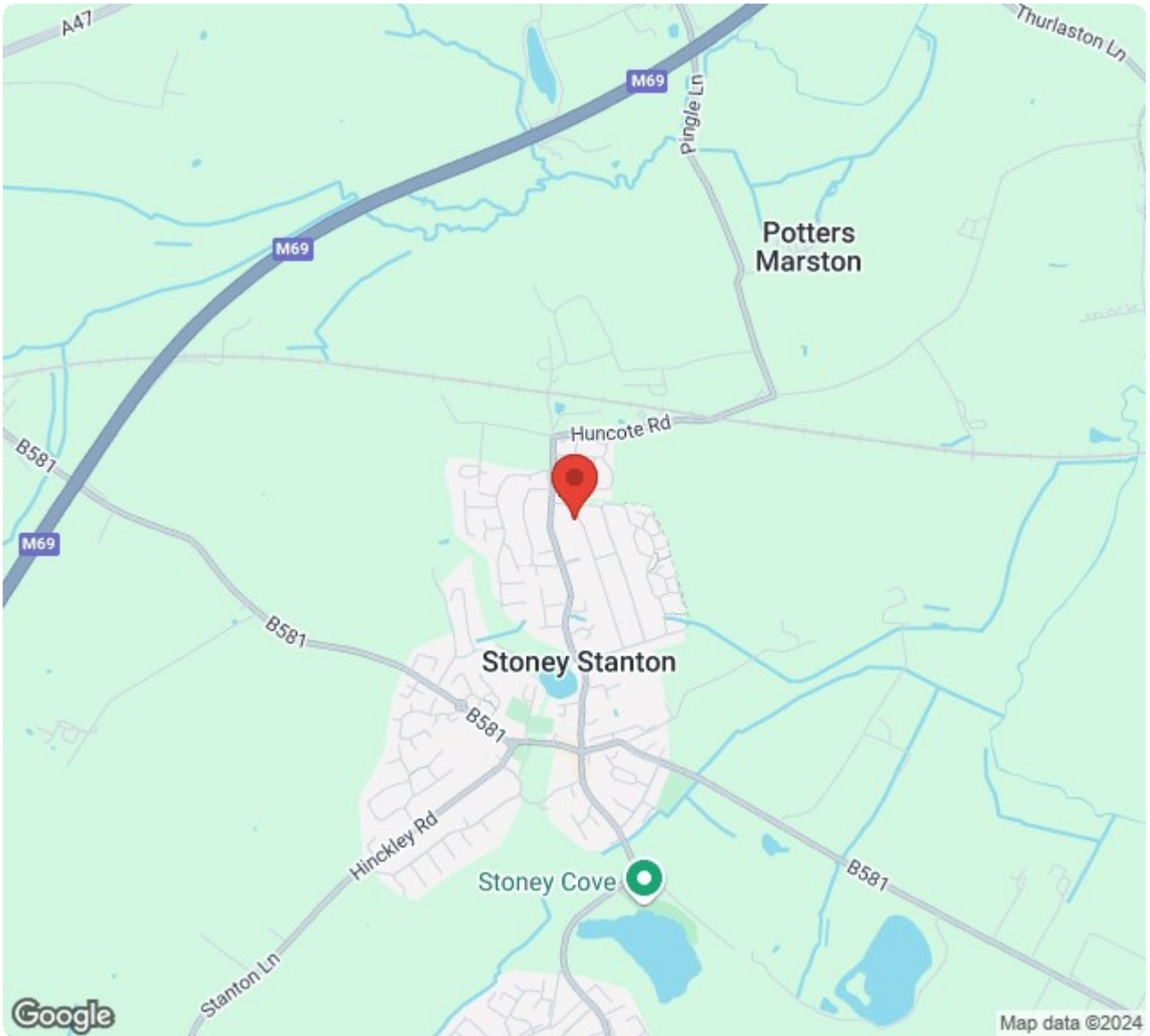


### OUTSIDE

The property is set back from the road with front garden principally laid to lawn with wide stone driveway leading to integral garage 2.44m x 6.07m having up and over door to front and rear pedestrian door. The garage has light, power and houses the meters and wall mounted gas boiler for central heating and domestic hot water. Timber gate gives access to the left hand side of the property to the fenced and enclosed rear garden. Two timber sheds. Garden has a sunny aspect.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			74
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		55	
(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			
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