



20 BRINDLEY CLOSE, STONEY STANTON, LE9 4GL

OFFERS OVER £400,000

An impressive three storey detached family home with four bedrooms with a good sized home office. Built by J S Bloor in 2006 and overlooking a green in a sought after and convenient cul de sac location, within walking distance of the village centre including a parade of shops, primary school, doctors surgery, recreation facilities, open countryside, takeaways, public houses and with good access to major road links. Immaculately presented energy efficient with a range of good quality fixtures and fittings including white panelled interior doors, spindle balustrades, ceramic tiled flooring, alarm system, wired in smoke alarm, spotlights, gas central heating, UPVC soffits and fascias. Spacious accommodation offers entrance hall, separate WC, lounge with French doors, dining room and refitted kitchen. Four double bedrooms, main with en suite shower room, home office, family bathroom and further shower room. Ample parking to tandem garage. Front and enclosed sunny rear gardens. Viewing highly recommended.



TENURE

Freehold
Council Tax Band E

ACCOMMODATION

UPVC canopy porch to composite and glazed front door to:

ENTRANCE HALLWAY

Victorian styled tiled flooring, burglar alarm keypad. central heating thermostat and panelled radiator. Stairs to first floor with spindle balustrades. Wooden doors to useful storage cupboard.

DOWNSTAIRS WC

2'8" x 2'1" (0.83 x 0.65)

With patterned tiled flooring, low level WC and wall mounted wash hand basin with chrome taps. Extractor fan, intruder alarm system.

LOUNGE

11'1" x 19'9" (3.38 x 6.02)

Double panel radiator and TV aerial point. Feature fireplace with timber mantle, marble backing and hearth with an electric fire. Double UPVC SUDG French doors to rear garden and window to front.



DINING ROOM

11'0" x 8'9" (3.36 x 2.68)

With solid oak flooring, double panelled radiator. Feature wall with panelling and window to front



KITCHEN

10'11" x 10'7" (3.34 x 3.25)

With tiled flooring, a range of floor standing gloss grey kitchen units with granite worktops and matching granite upstands. One and a half inset stainless steel drainer sink with chrome mixer tap. Five ring AEG gas hob with AEG built in double oven with AEG extractor above. Further range of matching grey wall mounted cupboard units, one housing the Gloworm boiler for central heating. Freestanding Sharp fridge freezer, built in AEG washer dryer. Built in AEG dishwasher. inset spotlights, vertical fashionable grey radiator.



FIRST FLOOR LANDING

With smoke alarm and heating thermostat. Panelled door to airing cupboard housing the immersion tank for domestic hot water and shelving. Panelled doors to:

BEDROOM ONE

11'7" x 12'7" (3.54 x 3.86)

With double panelled radiator, two sets of double built in wardrobes with shelving and hanging rail. TV aerial point. Panelled door to



EN SUITE SHOWER ROOM

9'0" x 4'9" (2.75 x 1.46)

With tile effect lino flooring, three piece suite consisting of a pedestal wash hand basin with chrome mixer taps and tiled splashbacks. Low level WC, glazed shower enclosure with wall mounted bar shower and tiled surrounds. Inset ceiling spotlights.



BEDROOM TWO

11'0" x 9'7" (3.37 x 2.94)

With single panelled radiator and window overlooking the garden.



HOME OFFICE

8'0" x 9'10" (2.46 x 3.01)

With single panelled radiator and window to front.



FAMILY BATHROOM

With white suite consisting panelled bath, pedestal wash hand basin, low level WC. Contrasting tiled surrounds, extractor fan. Inset ceiling spotlights and window to front.



SECOND FLOOR LANDING

Panelled door to useful storage cupboard. Smoke alarm. Panelled door to:

BEDROOM THREE

11'5" x 13'7" (3.48 x 4.16)

With double panelled radiator, dormer window, two double built in wardrobes with shelving and hanging rail. TV aerial point.



BEDROOM FOUR

11'3" x 10'7" (3.44 x 3.24)

With double panelled radiator, triple built in wardrobes with shelving and hanging rails. TV aerial point. Dormer and double glazed Velux window.



SHOWER ROOM

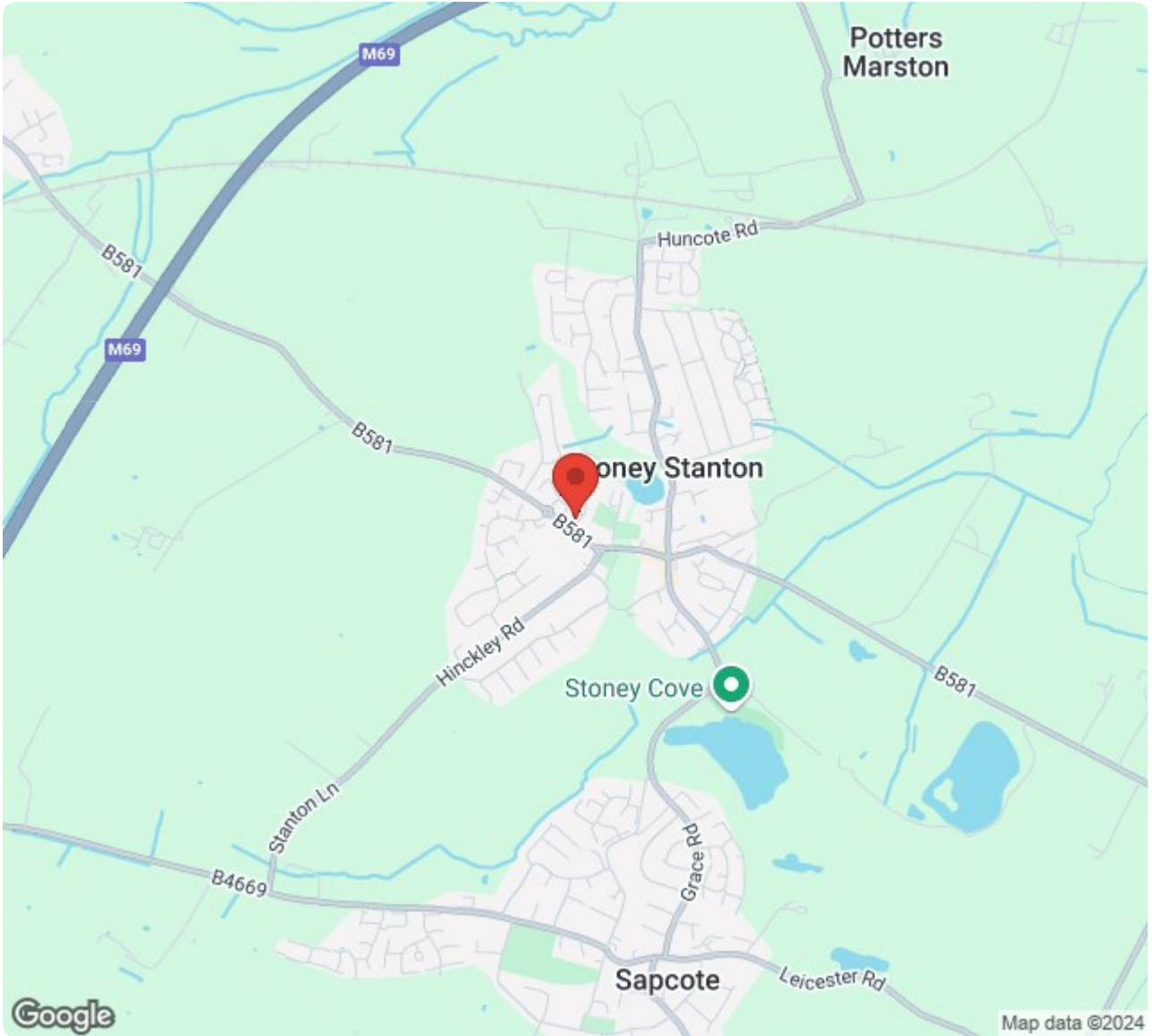
With white suite consisting of a fully tiled shower cubicle with glazed shower doors, low level WC and pedestal wash hand basin. Contrasting tiled surrounds including the flooring, extractor fan, radiator and double glazed Velux window.



OUTSIDE

The property to front is a concrete slabbed path leading to the front door, bordered in hedging and shrubs with outside lighting. To the side of the property is a block paved driveway for parking, access to a water tap, with a further Tarmacadam driveway to a tandem garage with lighting and electrics. There is also a slabbed patio adjacent to the rear of the house. The garden is predominantly laid to lawn, fenced and enclosed, there is a raised sleeper bed to the left hand side with a path to the rear personal access door to the garage .





Sales & Lettings

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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