

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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14 SIMPSON ROAD, STONEY STANTON, LE9 4AF

OFFERS OVER £250,000

Stylish 2017 Jelson built Clover design semi-detached family home on a good sized corner 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, recreational facilities, takeaways, public houses and good access to major road links. Well presented NHBC guaranteed, energy efficient with a range of good quality fixtures and fittings including white panelled interior doors, spindle balustrades, ceramic tiled flooring, wired in smoke alarms. Alarm system, spotlights, gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers canopy porch, entrance hall, separate WC, open plan lounge/dining room with fitted kitchen. Three good bedrooms, (main with en suite shower room) and family bathroom. Hard landscaped front, side and enclosed sunny rear garden with large workshop. Wide driveway and garage (STPP). Viewing recommended, carpets, shutters, white goods, shed and workshop included.



TENURE

Freehold
Council Tax Band B

ACCOMMODATION

Open pitched and tiled canopy porch with outside lighting. Attractive grey panelled and sealed double glazed and leaded front door to

ENTRANCE HALLWAY

With grey ceramic tiled flooring, radiator, wall mounted consumer unit. Wired in smoke alarm, Hive thermostat for the ground floor central heating system. Stairway to first floor with white spindle balustrades. Useful under stairs storage cupboard beneath. Telephone point and TV aerial point with Virgin Broadband. Chrome light switches and power points. Keypad for alarm system. Attractive white interior doors lead to



SEPARATE WC

With white suite consisting low level W/V, pedestal wash hand basin, tiled splashbacks. Grey ceramic tiled flooring, radiator and extractor fan. Chrome light switches.

FITTED OPEN PLAN LIVING/DINING/KITCHEN

15'4" max x 24'11" max (4.68 max x 7.60 max)



FRONT KITCHEN AREA

With a fashionable range of matt white fitted kitchen units with soft close doors, consisting inset single drainer stainless steel sink unit, mixer taps above, double base unit beneath. Further matching floor mounted cupboard units and four drawer unit, contrasting grey roll edge working surfaces above with inset four ring ceramic hob unit. Single fan assisted oven with grill beneath with stainless steel chimney extractor hood above. Tiled splashbacks, further matching wall mounted cupboard units, one concealing the gas condensing boiler for central heating and domestic hot water. Appliance recess points. Plumbing for automatic washing machine. Ceramic tiled flooring. Wired in heat detector. Washing machine and fridge freezer included. Chrome Power points and lights.



REAR OPEN PLAN LOUNGE DINER

With two double panelled radiators, wired in smoke alarm. TV aerial point including Sky, UPVC SUDG French doors leading to the rear garden with built in blinds.



FIRST FLOOR LANDING

With spindle balustrades, radiator. Wired in smoke alarm. Door to the airing cupboard housing the cylinder fitted immersion heater for supplementary and domestic hot water. Made to measure shutter in the window. Loft access which is partially boarded with lighting.

REAR BEDROOM ONE

8'6".29'6" (2.594.09)

With single panelled radiator. TV aerial point. Chrome light switches. Further Hive thermostat for the first floor heating. Door to



EN SUITE SHOWER ROOM

3'6" x 8'4" (1.08 x 2.56)

With white suite consisting fully tiled shower cubicle, with glazed shower doors. Pedestal wash hand basin. Low level WC. Contrasting tiled surrounds, white heated towel rail. Extractor fan. Wall mounted mirror fronted bathroom cabinet.



FRONT BEDROOM TWO

8'1" x 8'9" (2.47 x 2.69)

With radiator, made to measure shutter in window.



REAR BEDROOM THREE

6'4" x 10'5" (1.94 x 3.20)

With radiator, made to measure shutters in the window.

FRONT FAMILY BATHROOM

6'9" x 5'6" (2.08 x 1.69)

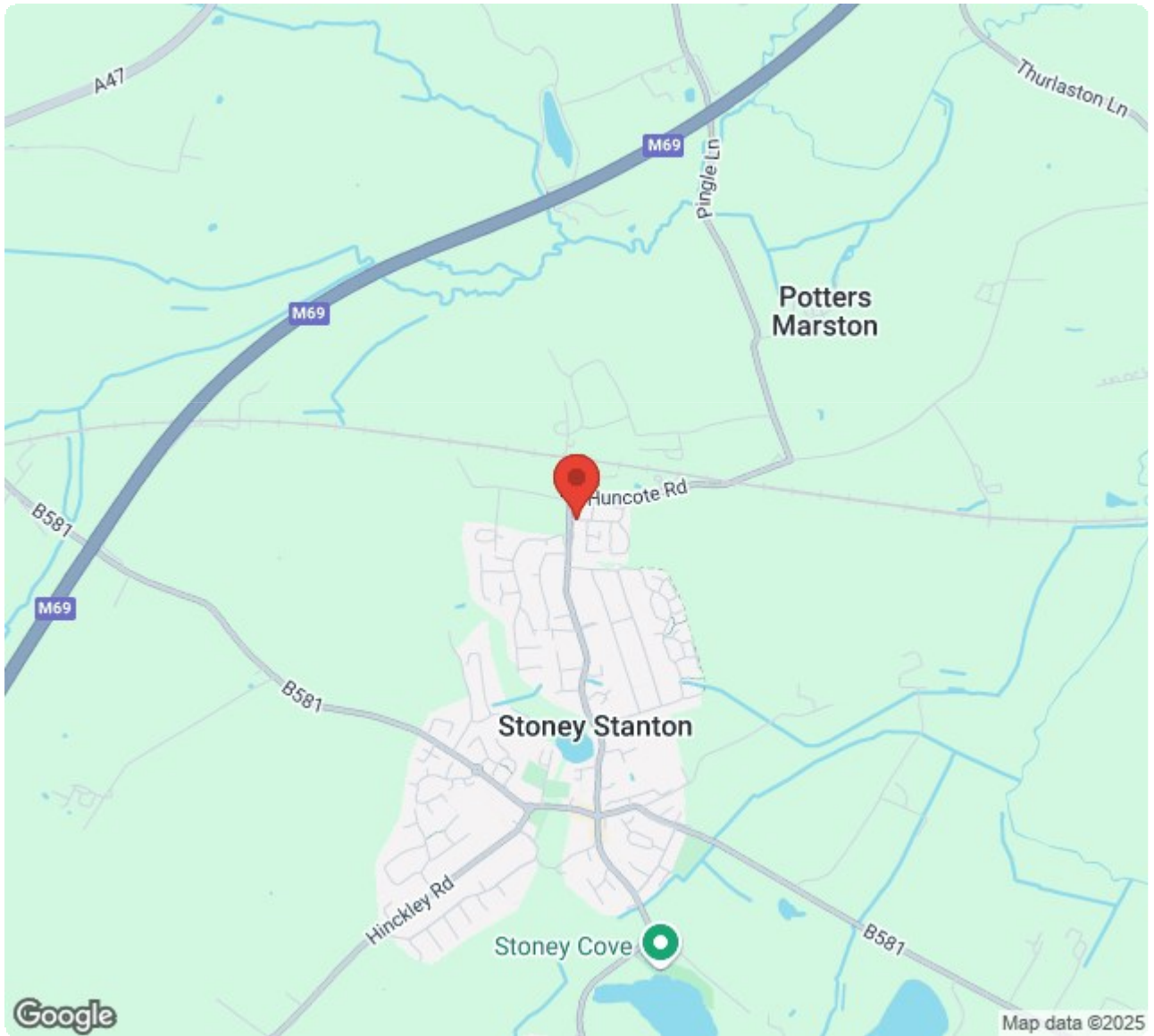
With white suite consisting panelled bath, shower unit above, glazed shower screen to side. Wall mounted sink unit and low level WC. Contrasting tiled surrounds. White heated towel rail, shaver point. Inset ceiling spotlights and extractor fan.



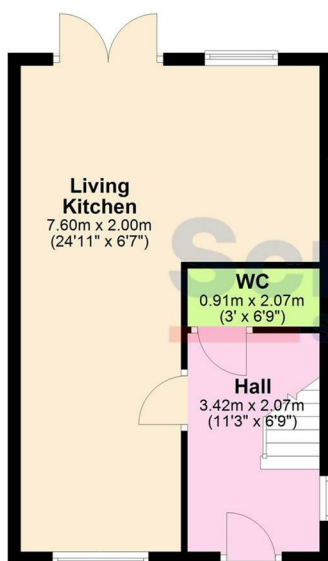
OUTSIDE

The property is nicely situated on an advantageous corner plot, set back from the road. The front and side garden is hard landscaped in astro turf, a timber gate offers access to the rear garden which is enclosed by a high brick retaining wall and panelled fencing. Hard landscaped having a full width porcelain grey tiled patio to the full width of the rear of the property, beyond which the garden is in astro turf. There is also a porcelain pathway to the top of the garden, to the side of the property is a timber shed with light and power. There is also outside lighting including a security light. The garden has a sunny aspect. There is a metal workshop measuring 3.46 x 3.91 with a metal security door, UPVC SUDG window to side, light and power. To the top of the garden a timber gate leads to a wide and long tarmacadam driveway offering ample car parking. There is ample room for a garage (STPP). There is also a cold water tap to the front of the property.

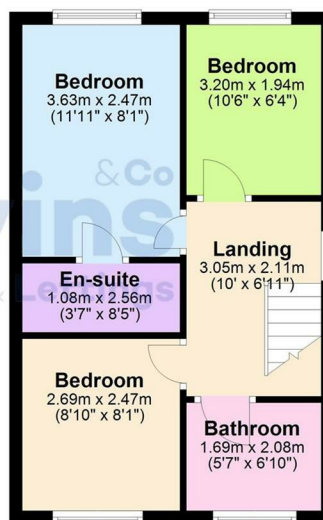




Ground Floor



First Floor



Total area: approx. 71.8 sq. metres (772.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(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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