

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
Company Number: 11832775 (Registered in England and Wales)

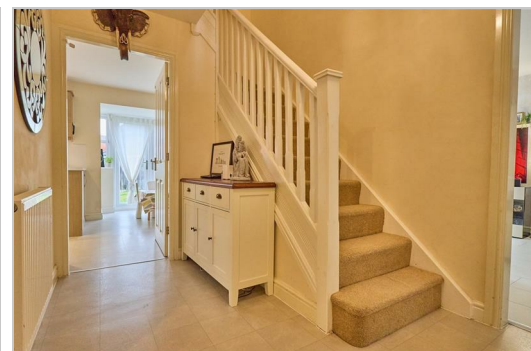
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11 ST. MARYS WAY, ELMESTHORPE, LE9 7NH

OFFERS OVER £390,000

No Chain. Impressive 2015 Morris Homes built Staunton design detached family home. sought after and convenient location within walking distance of the Wentworth Arms, Badgers Mount, the village hall, Church, open countryside, and within easy reach of other larger village centres of Stoney Stanton and Earl Shilton with a wide range of shops and amenities including shops, schools, doctors, dentists, restaurants, public house, bus service 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, wooden flooring, alarm system. Wired in smoke alarm, spotlights, gas central heating UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance porch, entrance hall, separate WC, through lounge with French doors, dining room/family room, fitted dining kitchen and utility room. Four bedrooms (main with en-suite shower room), family bathroom, wide driveway to brick built garage. Front and enclosed sunny rear gardens. Carpets and blinds included.



TENURE

Freehold

Council Tax Band E

Estate Charge: £157 PA

ACCOMMODATION

Open pitched and tiled canopy porch with outside lighting. Attractive composite and panelled SUDG front door to

ENTRANCE PORCH

With keypad for burglar alarm system, radiator, overhead lighting. Attractive white four panelled interior doors to

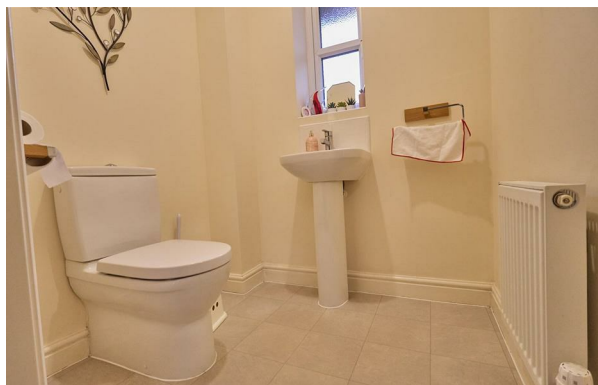
ENTRANCE HALLWAY

With single panelled radiator, telephone point including broadband, wired in smoke alarm. Digital thermostat for the ground floor. Stairway to first floor with white spindle balustrades. Door to



SEPARATE WC

With white suite consisting low level WC, pedestal wash hand basin, tiled splashbacks. Radiator. Door to



THROUGH LOUNGE

10'9" x 19'9" (3.29 x 6.02)

With laminate tiled flooring, two radiators, TV aerial point. UPVC SUDG French doors to the rear garden.



FRONT DINING/FAMILY ROOM

8'11" x 9'5" (2.73 x 2.89)

With radiator.



REAR OPEN PLAN FITTED DINING KITCHEN

16'11" x 11'9" max (5.16 x 3.60 max)

With a fashionable range of light wood grain fitted kitchen units consisting inset one and a half bowl single drain stainless steel sink unit, mixer taps above, double base unit beneath. Further matching floor mounted cupboard units and three drawer unit. Contrasting roll edged working surfaces above with inset four ring stainless steel gas hob unit, single fan assisted oven with grill above. Integrated extractor hood above, tiled splashbacks. Further wall mounted cupboard units. Appliance recess points. Concealed lighting over the working surfaces. Inset ceiling spotlights.

Dining Area - Two double panel radiators, TV aerial point for wall mounted flat screen TV. Useful under stairs storage cupboard. UPVC SUDG French doors leading to the rear garden.



UTILITY ROOM

5'2" x 8'11" (1.59 x 2.72)

With matching units from the kitchen consisting inset single drainer stainless steel sink unit, mixer taps above, cupboard beneath, surrounding roll edge working surfaces above. Tiled splashbacks. Further wall mounted cupboard units, one concealing the gas condensing boiler for central heating and domestic hot water with digital programmer. Plumbing for automatic washing machine. Extractor fan, radiator and wall mounted consumer unit. White wood panel and sealed unit door to the side of the property.

FIRST FLOOR LANDING

With spindle balustrades, door to the airing cupboard housing the cylinder, fitted immersion heater for supplementary and domestic hot water. loft access.



FRONT BEDROOM ONE

10'11" x 15'3" (3.35 x 4.65)

With built in double wardrobes in gloss cream, TV aerial pint. Radiator. Digital thermostat for the central heating system for the first floor. Door to



EN SUITE SHOWER ROOM

9'8" x 4'0" (2.96 x 1.24)

With white suite consisting fully tiled double shower cubicle, glazed shower doors, pedestal wash hand basin, low level WC. Contrasting tiled surrounds. Inset ceiling spotlights. Shaver point. Extractor fan and radiator.



FRONT BEDROOM TWO

11'4" x 9'6" (3.47 x 2.91)

With a range of bedroom furniture with mirrored glazed doors to front consisting of a double slide robe and a further single wardrobe to side. Radiator.



REAR BEDROOM THREE

9'1" x 12'0" (2.77 x 3.67)

With radiator.



REAR BEDROOM FOUR

8'9" x 6'2" (2.68 x 1.90)

With radiator.



FAMILY BATHROOM

9'5" x 5'10" (2.88 x 1.79)

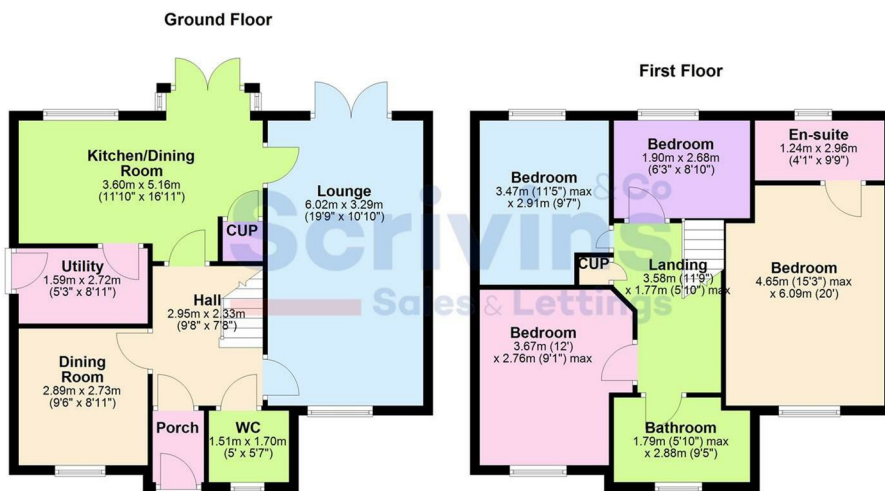
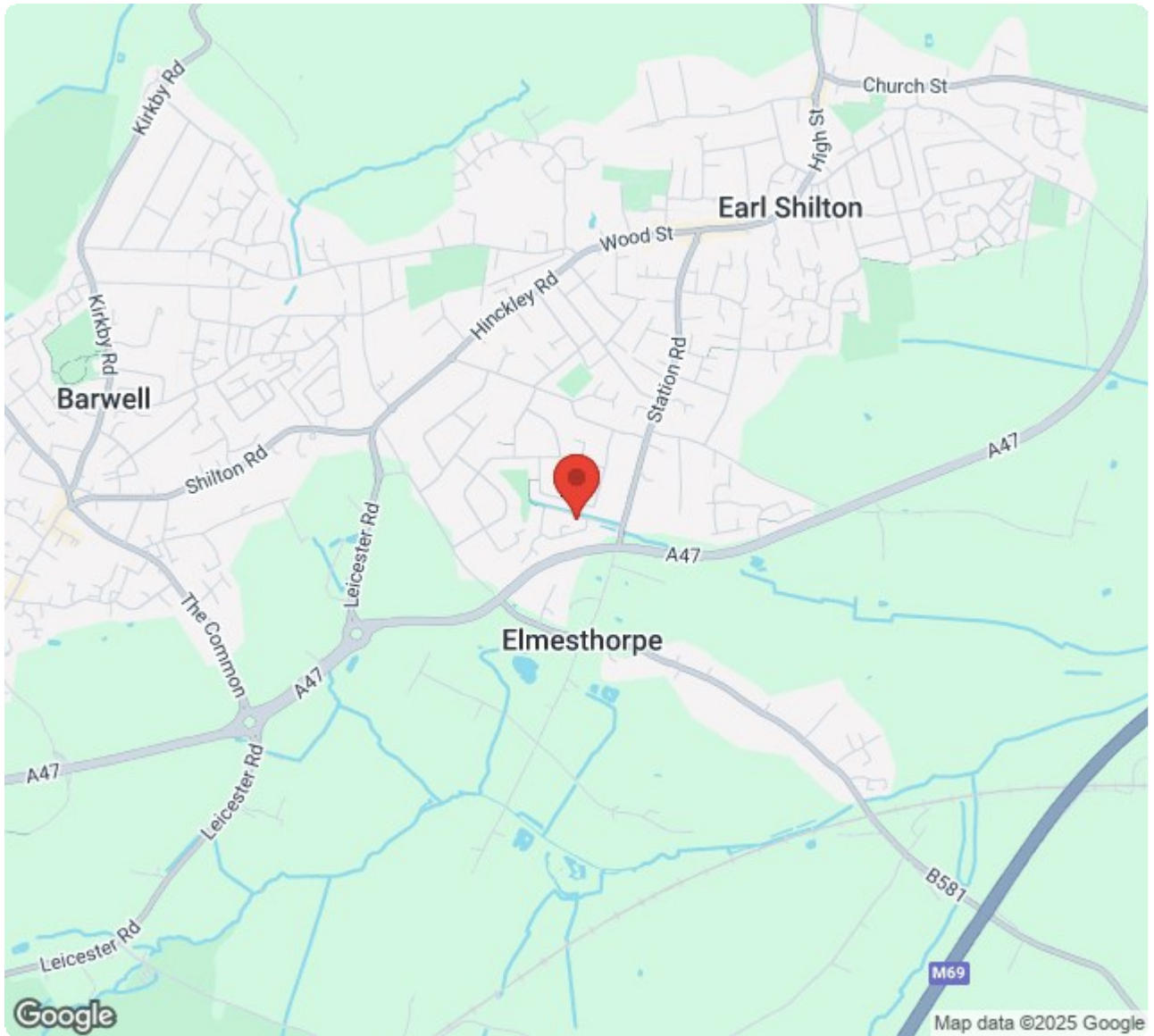
With white suite consisting panelled bath, pedestal wash hand basin, low level WC. Contrasting tiled surrounds. Radiator, inset ceiling spotlights. Extractor fan.



OUTSIDE

The property is nicely situated overlooking a green set back from the road, screened behind hedging. The front garden is hard landscaped in slate chippings. A tarmacadam driveway leads down the left hand side of the property leading to a detached brick built garage measuring 3.01 x 6.02, with up and over door, light and power. The garage has timber racking. A timber gate offers access to the fully fenced and enclosed rear garden which has a slabbed patio adjacent to the rear of the property beyond which the garden is principally laid to lawn. The garden has a sunny aspect, there is also a tap and lighting.





Total area: approx. 148.5 sq. metres (1598.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	80	
(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		
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