

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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24 FARNDON DRIVE, STONEY STANTON, LE9 4TB

ASKING PRICE £425,000

Extended, vastly improved and refurbished modern detached family home, overlooking open fields to rear. Sought after and convenient cul de sac location within walking distance to the village centre including a parade of shops, doctors surgery, parks, bus service, recreational facilities, takeaways, public houses and good access to major road links. Immaculately presented including white panelled interior doors, Amtico flooring, spindle balustrades, feature contemporary marble fireplace, refitted kitchen and bathroom. Fitted wardrobes and gas central heating and UPVC SUDG. Spacious accommodation offers canopy porch, entrance hallway, separate WC, lounge, family room/dining room, kitchen/diner with built in appliances and utility room. Four double bedrooms (main with en-suite shower room), and family bathroom. Deep driveway to single garage, well kept sunny rear garden, viewing highly recommended. Carpets, curtains and blinds included.



TENURE

Freehold
Council Tax Band E
EPC Rating D

ACCOMMODATION

Open pitched and tiled canopy porch with outside lighting, attractive grey composite, panelled SUDG and leaded front door to

ENTRANCE HALLWAY

With Amtico wood grain flooring, radiator, stairway to first floor with white spindle balustrades. Useful under stairs storage cupboard beneath. Attractive white panelled interior doors to



REFITTED WC

With white suite consisting low level WC, vanity sink unit with white gloss drawers beneath. Tiled splashbacks, Amtico wood grain flooring, extractor fan. Chrome heated towel rail.



FRONT LOUNGE

11'0" x 17'0" (3.36 x 5.19)

With feature contemporary fireplace having ornamental marble surrounds, raised black granite hearth and backing, incorporating living flame coal effect gas fire. Two radiators, TV aerial point. Coving to ceiling. White wood panel and glazed door to



REAR EXTENDED FAMILY ROOM/DINING ROOM

9'9" x 21'5" (2.98 x 6.53)

With two radiators with surrounding covers, Amtico flooring, vaulted ceiling with inset double glazed velux window with built in blind. UPVC SUDG French doors leading to the rear garden.



REAR REFITTED DINING KITCHEN

15'7" x 9'3" (4.77 x 2.84)

With a fashionable range of gloss white fitted kitchen units, consisting inset one and a half bowl stainless steel sink unit, mixer taps above, cupboard beneath. Further matching range of floor mounted cupboard units and three drawer unit, contrasting black granite working surfaces above, contrasting four ring ceramic hob unit, fan assisted oven with grill beneath. Black chimney extractor hood above, matching upstands. Further matching wall mounted cupboard units. Integrated microwave oven. Dishwasher and larder fridge. Amtico wood grain flooring, inset ceiling spotlights. Double panelled radiator. UPVC SUDG to the side of the property. Door to side of the property.



UTILITY ROOM

5'11" x 5'2" (1.81 x 1.60)

With matching units from the kitchen consisting inset circular stainless steel sink unit, mixer taps above, cupboard beneath. Black granite effect working surfaces above, matching upstands. Further matching range of wall mounted cupboard units, appliance recess points, plumbing for automatic washing machine. Venting for a dryer. Amtico woodgrain flooring, radiator. Communicating door to garage.

FIRST FLOOR LANDING

With white spindle balustrades, door to the airing cupboard. Loft access with extending aluminium ladder for access, the loft is partially boarded with lighting.

FRONT BEDROOM ONE

14'1" x 11'7" (4.31 x 3.55)

With built in triple slide robes with mirror glazed doors to front, radiator with surrounding radiator cover. TV aerial point, door to



FRONT REFITTED EN SUITE SHOWER ROOM

4'11" x 6'7" (1.50 x 2.01)

With white suite consisting fully tiled quadrant corner shower with glazed shower doors and rain shower above, vanity sink unit with gloss white cupboard beneath, low level WC , contrasting tiled surrounds. Chrome heated towel rail, shaver point, extractor fan, wall mounted mirror fronted bathroom cabinet.



REAR BEDROOM TWO

9'8" x 11'8" (2.95 x 3.56)

With built in double slide robe with mirror glazed doors to front, radiator.



FRONT BEDROOM THREE

10'11" x 7'11" (3.34 x 2.42)

With built in double slide robe with mirror glazed doors to front, further built on storage cupboard over the stairway. Double panelled radiator.



REAR BEDROOM FOUR

8'11" x 8'10" (2.74 x 2.71)

With built in double slide robe with mirror glazed doors to front, radiator.



REAR REFITTED FAMILY BATHROOM

6'4" x 7'4" (1.95 x 2.26)

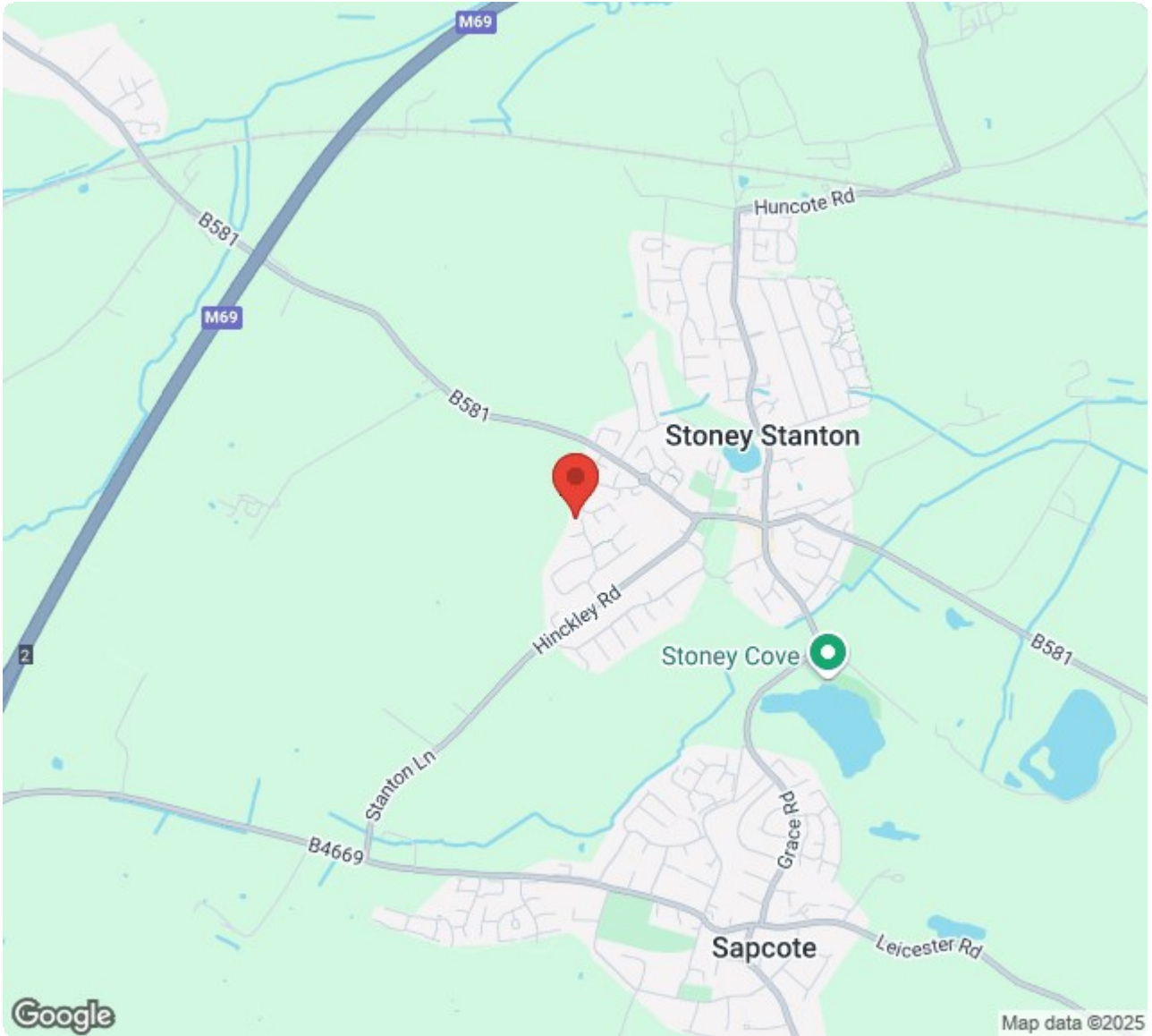
With white suite consisting double ended panel bath, electric shower unit above, glazed shower screen to side. Pedestal wash hand basin, low level WC. Contrasting tiled surrounds, wall mounted mirror fronted bathroom cabinet. Chrome heated towel rail. Extractor fan and inset ceiling spotlights.



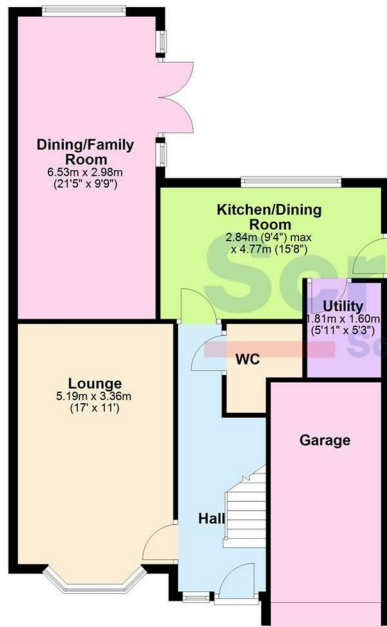
OUTSIDE

The property is nicely situated at the head of a cul de sac, set back from the road having a deep tarmacadam driveway offering ample car parking for approximately 4 cars, leading to the single integral garage measuring 5.16 x 2.57 with up and over door to front, light and power and houses the Valliant gas condensing boiler for central heating and domestic hot water. With a wireless digital programmer. A timber gate and slabbed pathway leads down the right hand side of the property where there is an outside tap, leading to the good sized fenced and enclosed rear garden which has a deep slabbed patio adjacent to the rear of the property, beyond which the garden is principally laid to lawn with well stocked beds and borders and ornamental pond. There are views to open fields to rear, the garden has a sunny aspect, outside lighting and power point and a sun awning over the kitchen window.

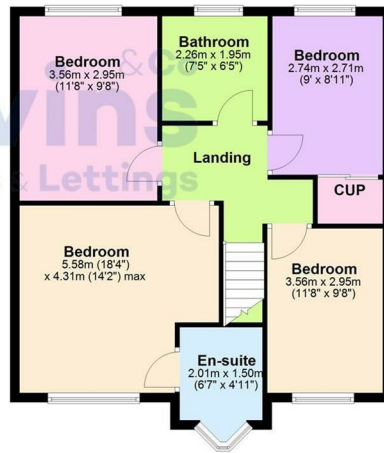




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D		68	
(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			
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Not environmentally friendly - higher CO ₂ emissions			
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