

Scrivins & Co

Sales & Lettings

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20 STATION ROAD, STONEY STANTON, LE9 4LW

OFFERS OVER £180,000

NO CHAIN. Attractive original quarrymans cottage on a very large sunny plot. Sought after and convenient location within walking distance of the village centre including a parade of shops, doctors surgery, primary school, recreational facilities, takeaways, public houses, open countryside and with good access to major road links. Benefits include pine panelled interior doors, feature Victorian style open fireplace, modern kitchen and bathroom, gas central heating and UPVC SUDG. Offers through lounge dining room, kitchen and bathroom, three good bedrooms and large rear garden with driveway and detached garage. Contact agents to view. Carpets, curtains, blinds and two sheds included.



TENURE
FREEHOLD

COUNCIL TAX BAND - B
EPC RATING - TBC

ACCOMMODATION

Open pitched canopy porch with attractive UPVC SUDG and leaded front door to:

THROUGH LOUNGE DINING ROOM

24'5" x 11'10" (7.46 x 3.63)

Lounge area to front with feature open Victorian style fireplace having ornamental wood surrounds, black ornamental cast iron fireplace and raised black tiled hearth. Fitted meter cupboard to side alcove. Radiator and feature pine central staircase. Dining area to rear fitted double storage cupboard, display and book shelving above. Radiator. Pine latched and braced interior door to:



FITTED KITCHEN TO REAR

6'7" x 10'2" (2.01 x 3.11)

Moben fitted kitchen in medium oak consisting inset single drainer stainless steel sink unit with mixer tap above and double base unit beneath. Further matching floor mounted cupboard units and four drawer unit with contrasting black roll edge working surfaces above and tiled splashbacks. Further matching wall mounted cupboard units. Stainless steel technik range cooker included with five ring gas hob unit, plate warmer, two ovens and grill beneath with stainless steel splashback and chimney extractor above. Appliance recess points, plumbing for automatic washing machine and dishwasher. Quarry tiled flooring, inset ceiling spotlights and UPVC SUDG door to the rear of the property. Door to:



BATHROOM TO REAR

6'5" x 5'8" (1.96 x 1.75)

White suite consisting panelled bath with mixer shower attachment above, vanity sink unit with white double cupboard beneath and low level WC. Contrasting fully tiled surrounds including the flooring and chrome heated towel rail. Cupboard housing the Ideal gas condensing combination boiler for central heating and domestic hot water (fitted in 2019 and still under warranty)



FIRST FLOOR LANDING

One wall light and loft access with extending aluminium ladder (loft is boarded with lighting)

FRONT BEDROOM ONE

11'10" x 9'11" (3.62 x 3.03)

Built in single wardrobe over the stairway and radiator.



REAR BEDROOM TWO

10'9" x 8'11" (3.30 x 2.74)

Built in storage cupboard over the stairway and radiator.



REAR BEDROOM THREE

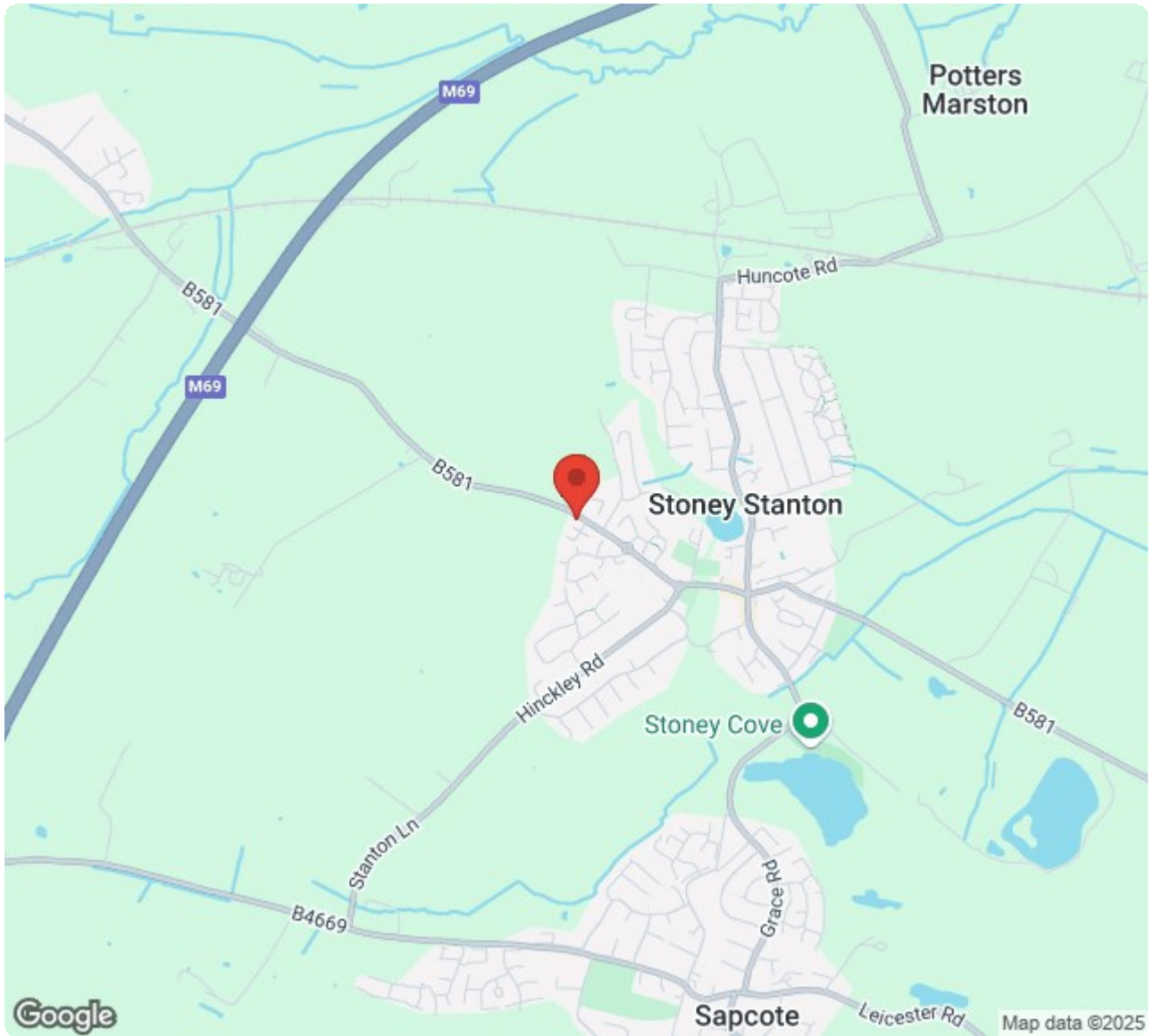
6'5" x 9'10" (1.96 x 3.02)

Radiator.

OUTSIDE

The property is set back from the road, screened behind picket fencing. The front garden is in slate chippings for easy maintenance. Pedestrian access to the fully fenced and enclosed rear garden having a slabbed rear yard with outside power point and tap. Beyond which is a slabbed patio and lawned area, leading to a Tarmacadam driveway and further lawned area with two timber sheds. To the top of the garden is a detached sectional concrete garage with up and over door to front and a grass parking space in front.

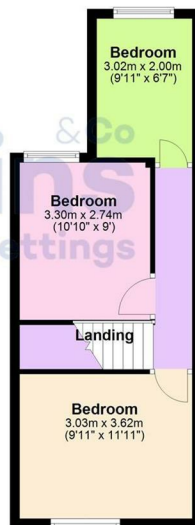




Ground Floor



First Floor



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