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5 METCALF CLOSE, STONEY STANTON, LE9 4WQ

ASKING PRICE £385,000

Attractive modern detached family home on a good sized corner plot. Sought after cul de sac location within walking distance of the village centre including a parade of shops, doctors surgery, primary school, recreational facilities, takeaways, public houses and good access to major road links. Immaculately presented the property benefits from oak panelled interior doors, refitted dining kitchen, feature fireplace, fitted wardrobes, coving, gas central heating, UPVC SUDG and summer house with log burner. The spacious accommodation offers entrance hallway, separate WC, refitted dining kitchen and lounge. Four good sized bedrooms (main with ensuite shower room) and family bathroom. Wide driveway for multiple cars to integral garage. Enclosed rear garden with hot tub and summer house. Carpets, light fittings and blinds included.



TENURE

Freehold
Council Tax Band D
EPC Rating C

ACCOMMODATION

Outside lighting and open canopy porch. Attractive composite front door to

ENTRANCE HALLWAY

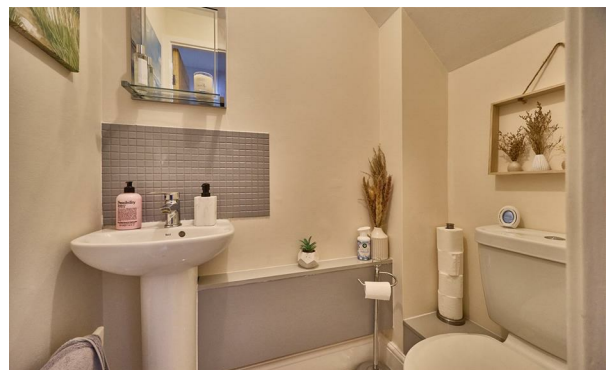
With stairway to first floor, tiled flooring, spindle balustrades, single panelled radiator. Attractive oak panelled interior door to



SEPARATE WC

5'0" x 3'2" (1.53 x 0.99)

With low level WC, pedestal wash hand basin. Tiled flooring and extractor fan. Attractive oak panelled interior to



DINING/KITCHEN

30'4" x 8'5" (9.25 x 2.58)



KITCHEN AREA

15'8" x 8'5" (4.80 x 2.58)

With a fashionable range of refitted kitchen units in gloss grey with working surfaces above, inset four ring Zanussi induction hob with extractor hood above and drawers beneath. Inset composite sink with drainer and pull down tap with cupboard beneath. Integrated breakfast bar, wine rack, further wall mounted cupboard units, integrated washing machine. Wall mounted cupboard housing the Valliant has combination boiler for central heating and domestic hot water. Appliance recess points with space for an American fridge freezer, integrated microwave, integrated dishwasher and an integrated electric oven and grill. UPVC SUDG door to the rear garden and double panelled radiator, panelled splashback. Attractive oak panelled interior door to



DINING AREA

13'11" x 8'5" (4.26 x 2.58)

With tiled flooring, single panelled radiator, bay window front and coving to ceiling.



REAR LOUNGE

11'10" x 14'6" (3.62 x 4.44)

With feature fireplace incorporating an electric fire with composite surround and backing, double panelled radiator and coving to ceiling. UPVC SUDG sliding doors to the rear garden with fitted blinds and TV aerial point and telephone point.



FIRST FLOOR LANDING

With loft access, the loft is partially boarded and there is a door to the large storage cupboard with rail and shelving. Oak panelled interior door to



FRONT BEDROOM ONE

10'0" x 11'4" (3.07 x 3.47)

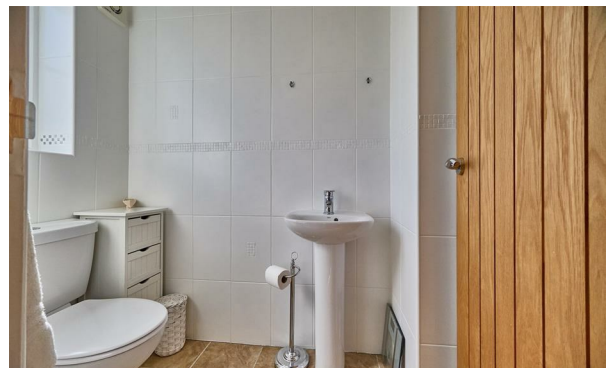
With single panelled radiator, door to a large walk in wardrobe with rails and shelving and window. Door to



EN-SUITE SHOWER

8'3" x 3'10" (2.53 x 1.17)

With shower cubicle with a shower and mixer shower with tiled surrounds, low level WC, pedestal wash hand basin and chrome heated towel rail. Tiled flooring and extractor fan. Door to



REAR BEDROOM TWO

8'6" x 10'4" (2.61 x 3.15)

With single panelled radiator. Door to



REAR BEDROOM THREE

8'3" x 10'2" (2.53 x 3.11)

With a range of fitted wardrobes consisting one double and one single, with rails and shelving, single panelled radiator. Door to



FRONT BEDROOM FOUR

8'6" x 7'4" (2.60 x 2.26)

With single panelled radiator and chrome light switch. Door to



FAMILY BATHROOM TO REAR

5'5" x 6'2" (1.67 x 1.88)

With white suite consisting panelled bath with electric shower and glazed shower screen, fully tiled surrounds including the flooring, vanity sink unit, low level WC. Inset ceiling spotlights and extractor fan.



OUTSIDE

The property is nicely situated at the top of the cul de sac, set back from the road on a good sized plot with tarmacadam and stone driveway to front, leading to a garage. With up and over door to front, gas and electric meters. Accessed via a timber gate to side is the good sized fenced and enclosed rear garden, adjacent to the rear of the property there is a large slabbed patio area and a raised timber decking area with the summer house. The remainder of the garden is principally laid to lawn with established surrounding beds and outside lighting. There is also a further composite decking area to the side of the property with lighting and a hot tub included, as well as a log store. Timber shed included.

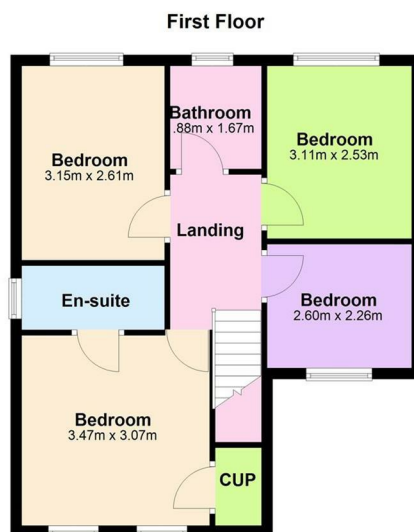
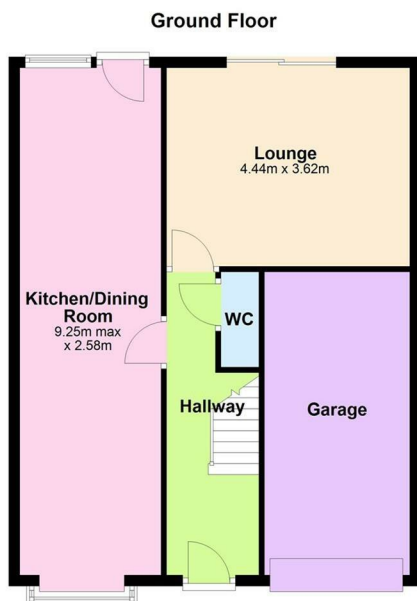


SUMMER HOUSE

8'10" x 12'5" (2.70 x 3.80)

With a log burner, lighting and power offers great space for entertaining or gym/home office.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	70	
(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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