

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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14 GODFREY CLOSE, STONEY STANTON, LE9 4NN

OFFERS OVER £270,000

Impressive 2018 Bellway Homes built Somerby design detached family home, close to open countryside. Sought after small cul de sac development within walking distance of the village centre including a parade of shops, doctors surgery, primary school, bus service, recreational facilities, takeaways, public houses and with good access to major road links. Immaculate contemporary style interior NHBC guaranteed energy efficient, with range of good quality fixtures and fittings including white panel interior doors, porcelain tiled flooring, spotlights, wired in smoke alarms, gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers entrance hall, separate WC, lounge, inner hallway and fitted dining kitchen with built in appliances. Three bedrooms (main with en suite shower room) and family bathroom. Driveway to brick built garage. Well kept front and enclosed rear garden. Viewing highly recommended. Carpets included.



TENURE

Freehold
Council Tax Band C
EPC Rating B

ACCOMMODATION

Open canopy porch with outside security light, attractive light grey composite SUDG front door to

ENTRANCE HALLWAY

Grey ceramic tiled flooring, radiator. Attractive white panelled interior doors to

SEPARATE WC

Consisting low level WC, pedestal wash hand basin, tiled splashbacks. Grey ceramic tiled flooring, radiator, extractor fan. Wall mounted consumer unit and keypad for burglar alarm system. Door to



FRONT LOUNGE

11'4" x 13'11" (3.46 x 4.25)

Radiator, digital audio broadcasting points and power points for a wall mounted flat screen TV. Wireless digital thermostat for central heating on ground floor. Door to:



INNER LOBBY

White porcelain tiled flooring, wired in smoke alarm, stairway to first floor. Door to

REAR FITTED DINING/KITCHEN

14'10" x 10'9" (4.54 x 3.28)

Kitchen Area - With a fashionable range of dark grey fitted kitchen units with soft close doors, consisting inset single drainer stainless steel sink unit, mixer taps above, cupboard beneath. Further matching floor mounted cupboard units and four drawer unit, contrasting working surfaces above with inset four ring stainless steel hob unit, stainless steel chimney extractor above, single fan assisted oven with grill beneath. Matching upstands, further matching range of wall mounted cupboard units. Further integrated appliances include a dishwasher, washer dryer and fridge freezer, inset ceiling spotlights, radiator. White porcelain tiled flooring, UPVC SUDG French doors leading to the rear garden.



FIRST FLOOR LANDING

White spindle balustrades, wired in smoke alarm and loft access.

FRONT BEDROOM ONE

10'2" x 10'11" (3.12 x 3.34)

Built in double wardrobe with gloss cream doors. Radiator, TV aerial point and wireless digital thermostat for central heating on first floor. Door to:



EN SUITE SHOWER ROOM TO REAR

5'0" max x 8'0" max (1.54 max x 2.45 max)

White suite consisting fully tiled shower cubicle with glazed shower door, pedestal wash hand basin and low level WC. Contrasting tiled surrounds, radiator, extractor fan and inset ceiling spotlights.



BEDROOM TWO TO FRONT

7'4" x 10'5" (2.24 x 3.18)

Radiator.



BEDROOM THREE TO FRONT

6'10" x 7'3" (2.09 x 2.21)

Grey woodgrain laminate wood strip flooring and radiator.



FAMILY BATHROOM TO SIDE

6'0" x 7'3" (1.84 x 2.23)

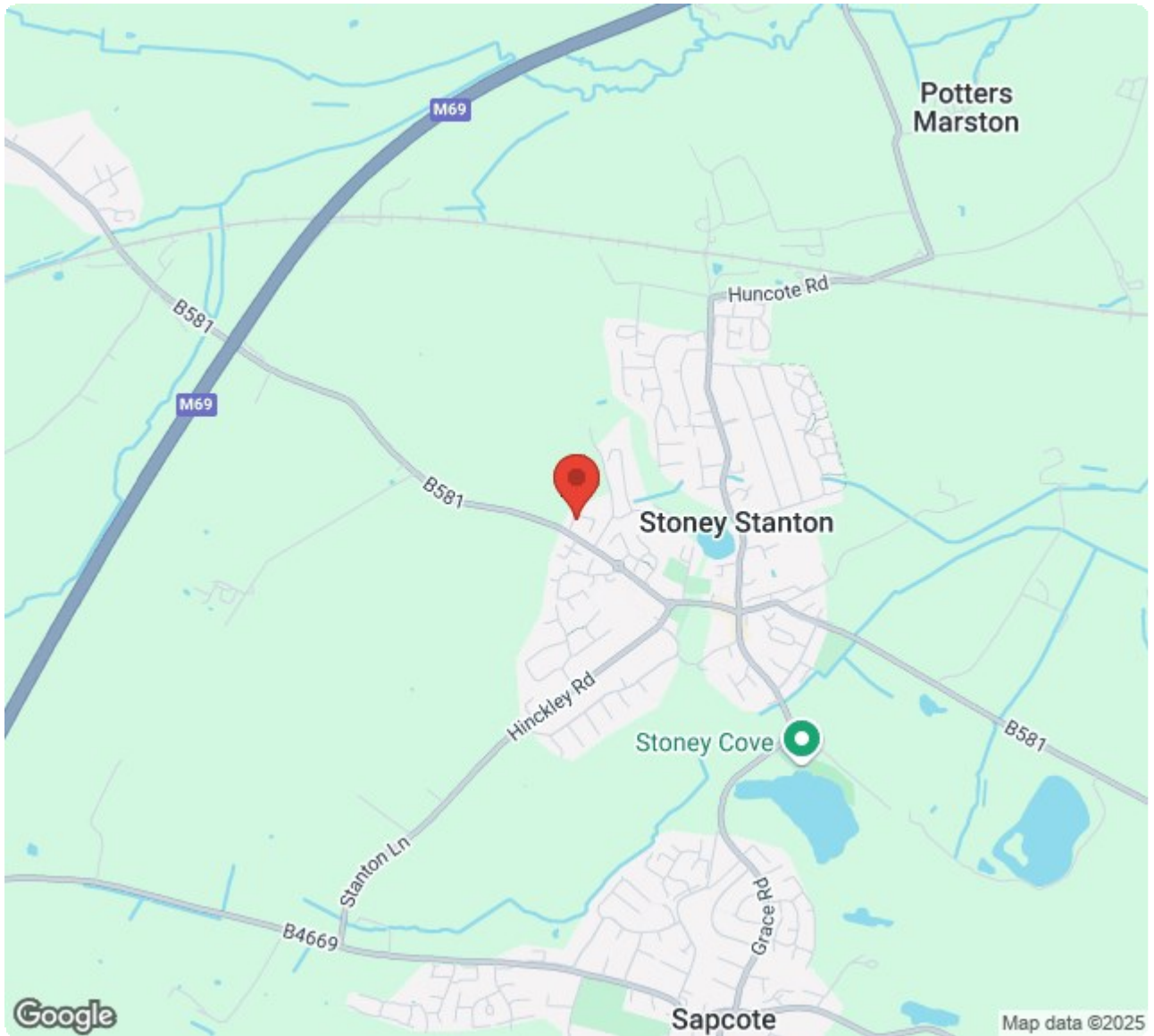
White suite consisting panelled bath with electric shower unit above and glazed shower screen to side, pedestal wash hand basin and low level WC. Contrasting fully tiled surrounds, radiator, inset ceiling spotlights and extractor fan.



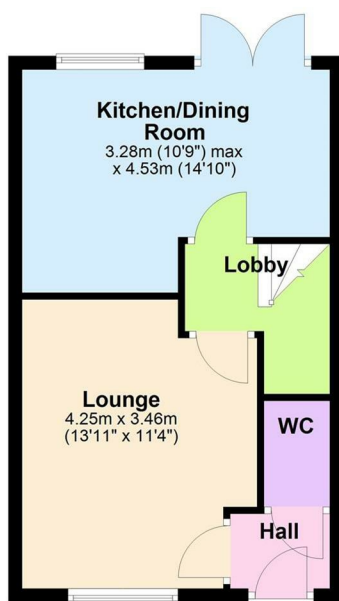
OUTSIDE

The property is nicely situated in a cul de sac, set back from the road. The front garden is hard landscaped in decorative stone. A Tarmacadam driveway leads down the right hand side of the property to the large single brick built garage 3.05m x 6.15m with up and over door to front, light, power and pitched roof offering additional storage. Slabbed pathway and timber gate lead to the fenced and enclosed rear garden, having a full width slabbed patio adjacent to the rear of the property with outside tap. Beyond which the garden is principally laid to lawn with surrounding beds.

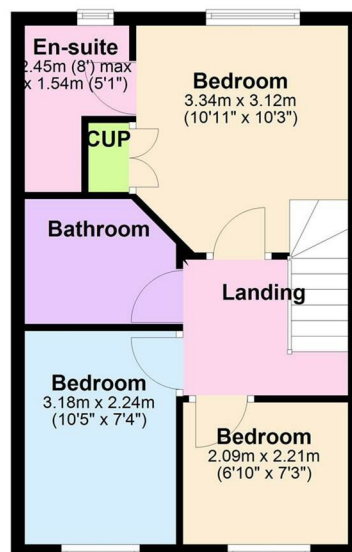




Ground Floor



First Floor



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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