

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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29 MANOR CRESCENT, STAPLETON, LE9 8JQ

ASKING PRICE £290,000

NO CHAIN. Well presented detached family home on a large plot. Popular and highly convenient picturesque location close to open countryside and with good access to other local villages, Hinckley and major road links. Benefits from oil fired central heating and UPVC SUDG, spotlights, cavity wall insulation, alarm system and coving. Spacious property offers entrance hallway, lounge, open plan dining kitchen, utility room and separate WC. 3 good bedrooms and family bathroom with shower. Driveway to garage. Front and enclosed rear garden. Carpets and most curtains and light fittings are included.



TENURE

Freehold

ACCOMMODATION

UPVC SUDG front door to

ENTRANCE HALLWAY

with double panelled radiator. Wood strip flooring. Stairway to first floor. Thermostat for central heating system. Useful under stairs storage cupboard. Wood panelled interior door to

LOUNGE TO FRONT

12'5" x 12'4" (3.79 x 3.77)

with feature fireplace with open cast iron fire with surrounds. Bay window to front. TV aerial point. Telephone point. Wood strip flooring. Coving to ceiling. Archway through to



OPEN PLAN DINING KITCHEN

19'1" x 11'11" (5.83 x 3.64)

the dining area with wood strip flooring. Double panelled radiator. Coving to ceiling. UPVC SUDG door to rear garden. Kitchen area with tiled flooring. A range of fitted kitchen units with granite roll edged working surfaces above. Inset five ring electric hob with extractor hood above. Inset one and a half bowl stainless steel sink with mixer taps above and drainer to side. Stainless steel power points. Integrated double oven and grill. Plumbing for a dishwasher. Central island unit with drawers and wine rack. Inset ceiling spotlights. Further wall mounted cupboard units including two display cupboards. Pine and glazed interior door to



UTILITY ROOM (L-SHAPED)

9'3" max x 8'4" max x 5'2" (2.83 max x 2.56 max x 1.60)

L-shaped with tall integrated larder cupboard and working surface. UPVC SUDG door to rear garden. Vinyl flooring. Single panelled radiator. Worcester boiler oil fired from the oil tank stored in the garden (there is no gas supplied to the village.) Wooden pedestrian door leading to the garage with plumbing for automatic washing machine, light and power. Wood panelled interior door to

SEPARATE WC

with low level WC. Pedestal washing basin. Extractor fan. Tiled surrounds.

FIRST FLOOR LANDING

with wooden spindle balustrades and loft access. The loft is insulated. Wood panelled interior door to the airing cupboard having ample storage and shelving. Wooden panelled interior door to

BEDROOM ONE TO FRONT

10'8" x 12'10" (3.26 x 3.92)

with a range of wardrobes consisting five single wooden wardrobe units. Laminate wood strip flooring. Single panelled radiator. Coving to ceiling. TV aerial point.



BEDROOM TWO TO REAR

12'2" x 9'10" (3.71 x 3.01)

with single panelled radiator. Coving to ceiling.

BEDROOM THREE TO FRONT

8'2" x 10'1" (2.49 x 3.08)

with coving to ceiling. Smoke alarm. Single panelled radiator. Built in cupboard over the stairs.



FAMILY BATHROOM TO REAR

8'9" x 5'1" (2.68 x 1.56)

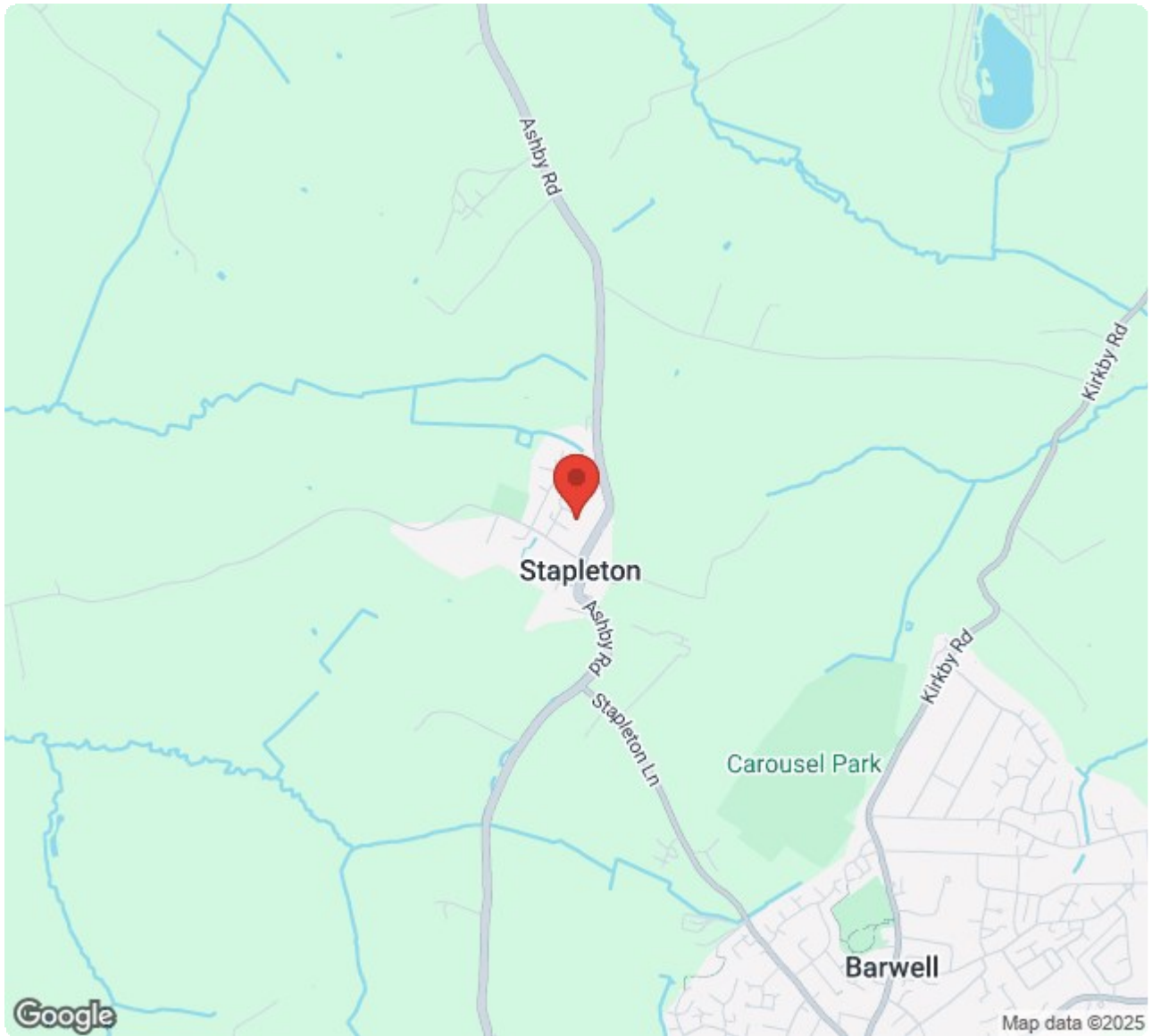
with white suite consisting panelled bath, mixer shower attachment above. Tiled surrounds including the flooring. Extractor fan. Chrome heated towel rail. Fitted vanity sink unit with cupboard beneath. Integrated WC. Inset ceiling spotlights.



OUTSIDE

The property is nicely situated set back from the road with slabbed driveway to front leading to the garage (5.08mx 2.62m) with up and over door to front having light, power and housing the electric fuse board. The remainder of the front garden is principally laid to lawn. Slabbed pathway and timber gate to side offering access to the enclosed rear garden which is principally laid to lawn with one surrounding bed. To the top of the garden there is raised decking and a slabbed patio. Outside tap and light.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	49	
(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		70
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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