

**Scrivins & Co Ltd** 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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### **18 MAYS FARM DRIVE, STONEY STANTON, LE9 4HA**

**OFFERS OVER £365,000**

Attractive 1996 Jelson built detached bungalow on a good sized plot overlooking a greenbelt to front. Sought after and convenient location on a private driveway within walking distance of the village centre including a parade of shops, post office, doctors surgery, primary school, recreational facilities, takeaways, public houses, open countryside and good access to major road links. Benefits from a range of good quality fixtures and fittings including white panelled interior doors, coving, feature fireplace, refitted kitchen and shower room, fitted wardrobes, solid interior walls, wired in smoke alarms, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, lounge, dining room, kitchen and utility room. Three good bedrooms (main with en suite shower room), impressive 85ft frontage offering ample car/caravan parking leading to a detached double garage. Good sized front and enclosed rear garden with greenhouse and summer house. Viewing recommended. Carpets and curtains included.





## TENURE

Freehold

Council Tax Band E

EPC Rating D

## ACCOMMODATION

Open pitched and tiled canopy porch with outside lighting. Attractive woodgrain UPVC SUDG front door to

### L SHAPED ENTRANCE HALLWAY

With single panelled radiator, wired in smoke alarm, digital thermostat for the central heating system. Door to a coat cupboard, loft access. Wall mounted consumer unit. Attractive white six panelled interior doors leading to all rooms. White wood panel and glazed double doors lead to

### FRONT LOUNGE

12'9" x 16'1" (3.91 x 4.91)

With feature fireplace having ornamental wood surrounds, raised marble hearth and backing incorporating a living flame coal effect electric fire, radiator, TV aerial and telephone point, coving to ceiling and wired in smoke alarm. Feature archway to



### REAR DINING ROOM

8'9" x 9'8" (2.68 x 2.97)

With radiator, coving to ceiling, UPVC SUDG sliding patio doors to the rear garden.



## REAR REFITTED KITCHEN

7'4" x 9'11" (2.25 x 3.04)

With a fashionable range of grey woodgrain fitted kitchen units consisting inset black single drainer resin sink unit, mixer taps above, double base unit beneath. Further matching range of floor mounted cupboard units and three drawer units. Two magic corners, contrasting granite working surfaces above with inset four ring ceramic hob unit, chimney extractor above, matching upstands and tiled splashbacks. Further matching range of wall mounted cupboard units, integrated single fan assisted oven with grill. Dishwasher, ceramic tiled flooring, concealed lighting over the working surfaces. Radiator. Doorway to



## UTILITY ROOM

5'4" x 4'11" (1.65 x 1.50)

With matching units from the kitchen, consisting of a granite working surface, appliance recess point and plumbing for automatic washing machine with a double cupboard above. Pull out larder unit, integrated fridge freezer. Ceramic tiled flooring, radiator. UPVC SUDG door to the rear of the property.



## FRONT BEDROOM ONE

13'3" x 9'11" (4.05 x 3.03)

With a range of fitted slide robes along one wall with mirror glazed doors to front and pull down hanging rails and shelving, radiator, TV aerial lead. Door to



## REFITTED EN SUITE SHOWER ROOM

3'4" x 8'3" (1.03 x 2.53)

With white suite consisting of a fully tiled shower cubicle, low level WC, pedestal wash hand basin, contrasting tiled surrounds including the flooring. Radiator, shaver point and extractor fan.



## REAR BEDROOM TWO

12'10" x 7'10" (3.92 x 2.41)

With radiator.





### FRONT BEDROOM THREE

9'8" x 8'3" (2.97 x 2.52)

With radiator.



### REAR BATHROOM L SHAPED

7'6" x 9'11" (2.30 x 3.04)

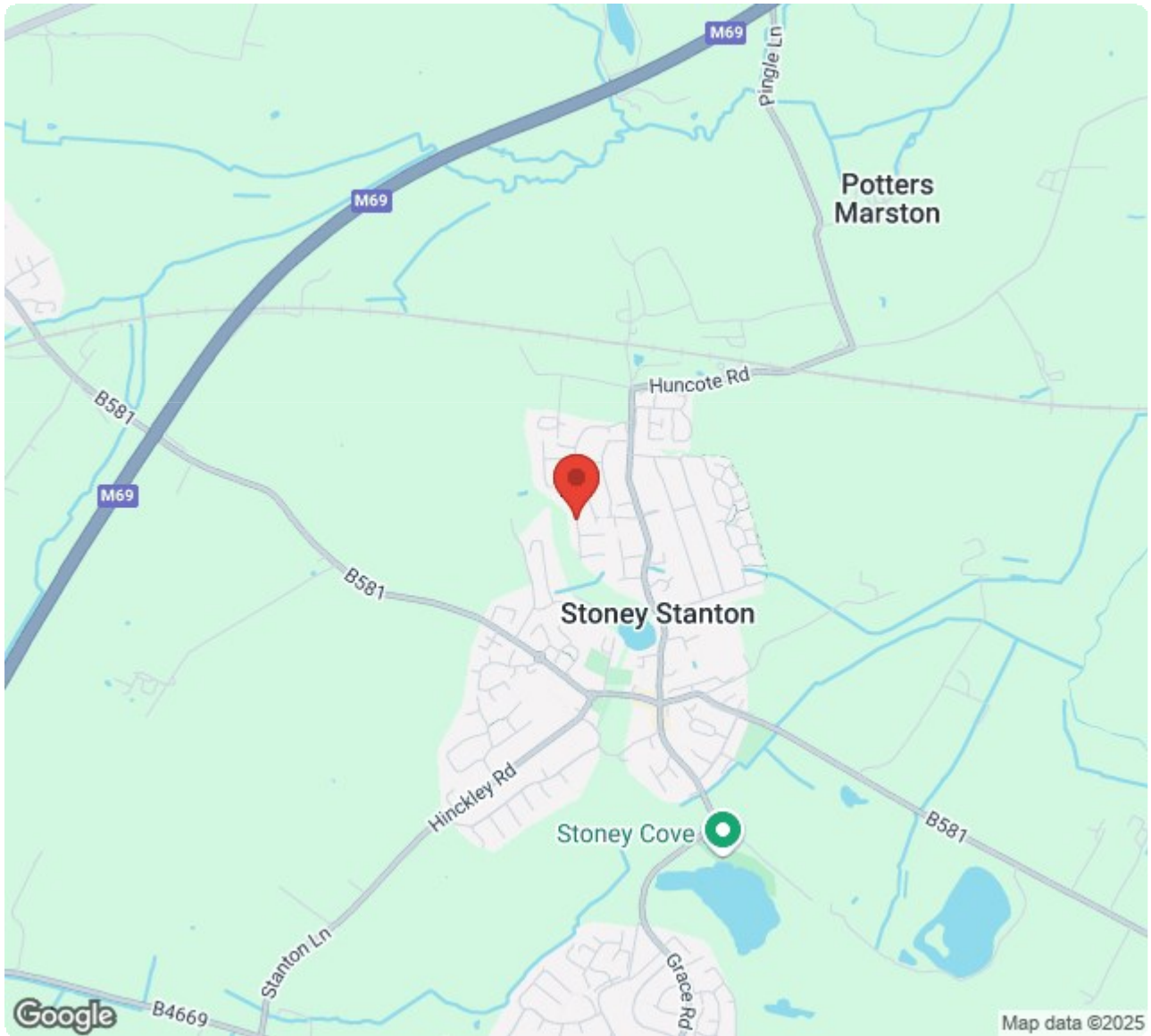
With white suite consisting panelled bath, main shower unit above, pedestal wash hand basin with mirror, shaver point and light above, low level WC. Contrasting tiled surrounds including the flooring, chrome heated towel rail and extractor fan. Door to the airing cupboard housing the Worcester gas combination boiler for central heating and domestic hot water.



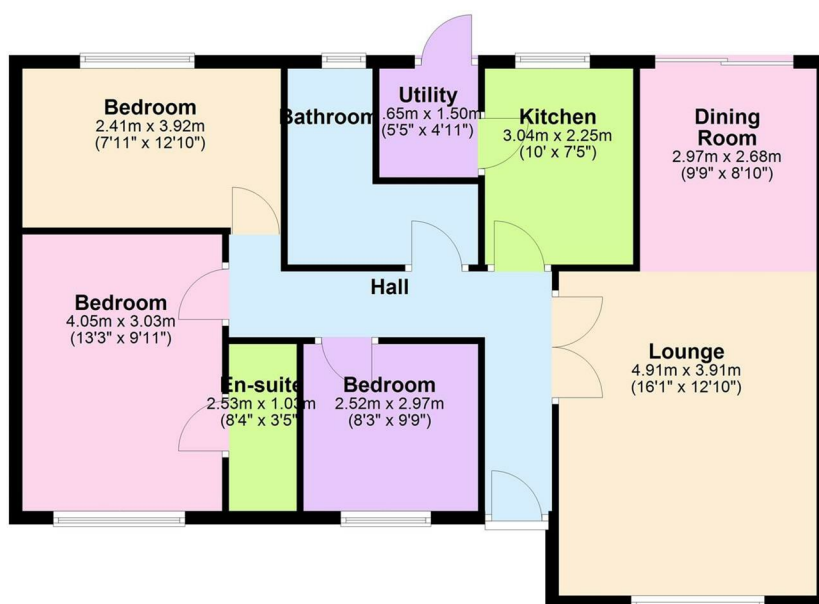
### OUTSIDE

The property is nicely situated off a private driveway to only two properties having an impressive frontage of approximately 85ft with open aspect to front, the front garden is in astro turf for easy maintenance with surrounding beds, there is a large driveway offering ample car/caravan parking leading to a brick built double garage which measures 4.64 x 5.52 with electric double door to front, there is a workbench, side pedestrian door and window, light and power and a pitched roof for further storage. A slabbed pathway and timber gate lead between the garage and the bungalow to the fully fenced and enclosed rear garden which has a full width slabbed patio adjacent to the rear of the property beyond which the garden is principally laid to lawn with well stocked beds and borders. There is also an aluminium greenhouse and summer house both with power, outside tap and lighting.





### Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		82
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		



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