

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
Company Number: 11832775 (Registered in England and Wales)

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35 ST. MARYS WAY, ELMESTHORPE, LE9 7NH

ASKING PRICE £250,000

Stylish 2016 Morris Homes built town house. Sought after and convenient village cul de sac development within easy reach of the village centre including shops, schools, doctors surgery, dentists, public houses, open countryside and with good access to major road links. Immaculately presented, energy efficient with range of good quality fixtures and fittings including walnut finish interior doors, spindle balustrades, wired in smoke alarm, alarm system, spotlights, GCH, UPVC SUDG and UPVC soffits and fascias. Offers canopy porch, entrance hall, separate WC, lounge and fitted dining kitchen. Three bedrooms (main with en suite shower room) and family bathroom. Front and enclosed rear garden & two allocated parking spaces . Viewing recommended. Carpets and blinds included.



TENURE

Freehold
Council Tax Band C
EPC Rating B

ACCOMMODATION

Canopy pitched porch to composite and glazed front door to

ENTRANCE HALLWAY

With alarm keypad, door to

DOWNSTAIRS WC

2'9" x 5'10" (0.85 x 1.80)

With tile effect vinyl flooring, low level WC, pedestal wash hand basin with chrome mixer taps, tiled splashbacks. Single panelled radiator. Door to

LOUNGE

12'11" x 15'8" (3.96 x 4.78)

With two single panelled radiators, TV aerial point, smoke alarm. Danfoss heating programmer, useful under stairs storage cupboard housing the RCD unit. Opening to



DINING KITCHEN

15'9" x 9'1" (4.81 x 2.79)

With tile effect vinyl flooring, with a range of fashionable grey gloss floor standing kitchen cupboards with stone effect white roll edge working surfaces, with built in electric oven. Neff four ring gas hob, extractor above, tiled splashbacks. Further matching range of wall cupboard units, one housing the combination boiler for gas central heating and domestic hot water. Inset ceiling spotlights, extractor fan, heat detector. UPVC SUDG double doors leading to the rear garden. Spindle balustrade staircase to



FIRST FLOOR LANDING

With smoke alarm, loft access, useful over stairs storage cupboard. Door to

REAR BEDROOM ONE

9'1" x 11'1" (2.78 x 3.39)

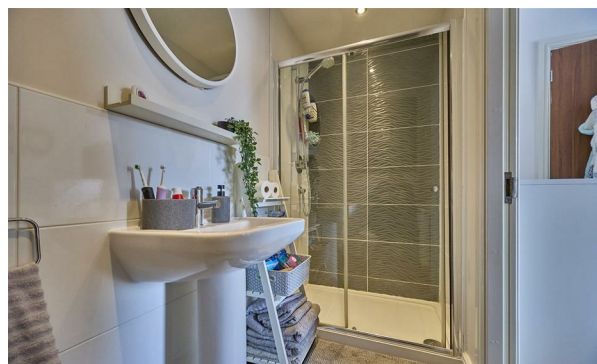
With single panelled radiator. Door to



EN SUITE SHOWER ROOM

9'1" x 3'10" (2.77 x 1.18)

With tile effect vinyl flooring, three piece suite consisting low level WC, pedestal wash hand basin with chrome mixer tap, glazed shower enclosure with bar shower above, tiled surrounds inset ceiling spotlights. Single panelled radiator, extractor fan. Door to



FRONT BEDROOM TWO

8'0" x 9'9" (2.45 x 2.98)

With single panelled radiator. Panelled door to



FRONT BEDROOM THREE

7'6" x 10'10" (2.29 x 3.31)

With single panelled radiator, wall panelling. Door to



FAMILY BATHROOM

6'4" x 6'0" (1.95 x 1.84)

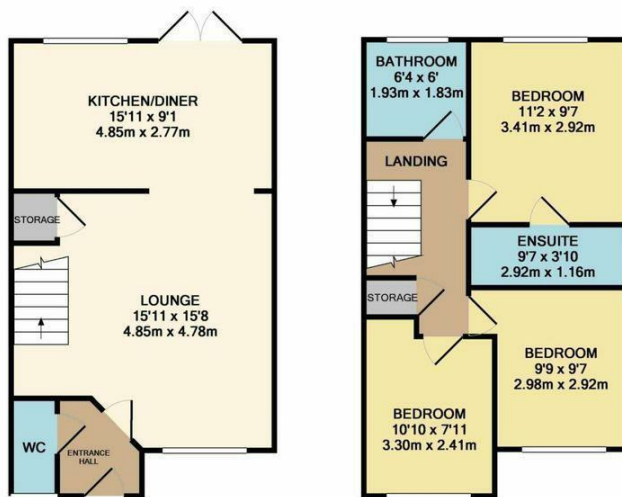
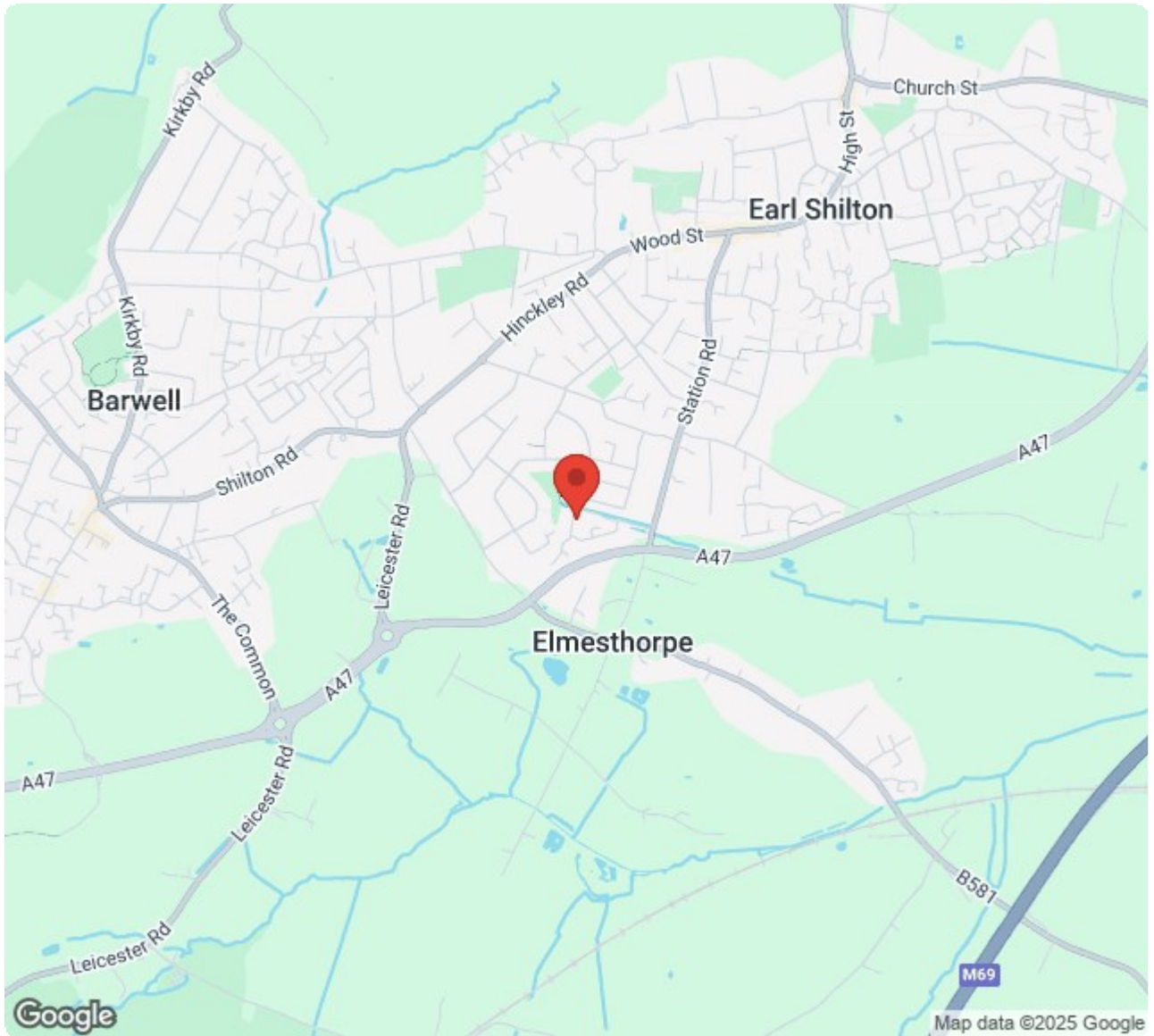
With tile effect vinyl flooring, single panelled radiator, three piece suite consisting of a panelled bath with tiled surrounds, low level WC, pedestal wash hand basin and chrome mixer tap, inset ceiling spotlights, extractor fan.



OUTSIDE

The property has a concrete slabbed path leading to the front door, the front garden is laid to decorative slate stone. To rear is a lime stone patio adjacent to the back of the property to the side and bottom of the garden, slate stone bed with mature shrubs. The garden is fenced and enclosed with an outside tap. There is a pedestrian gate to the rear of the garden to access two parking spaces.





TOTAL APPROX. FLOOR AREA 832 SQ.FT. (77.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(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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