

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

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10 STONELEY ROAD, STOKE GOLDING, CV13 6JN

OFFERS OVER £375,000

NO CHAIN. Immaculately presented & Extended modern detached family home on a large plot. Sought after and convenient cul-de-sac location within walking distance of the village centre including a shop, schools, doctors surgery, public houses, Ashby canal and good access to major road links. Benefitting from solid oak interior doors, spindle balustrades, laminate wood strip flooring, spotlights, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hall, lounge, playroom, dining kitchen, utility room, three good bedrooms (main with refitted en suite shower room) and family bathroom. Wide driveway to front and large enclosed rear garden. Viewing highly recommended.



TENURE

Freehold
Council Tax Band D

ACCOMMODATION

Composite and glazed door to

ENTRANCE PORCH

4'6" x 4'7" (1.39 x 1.41)

With wood effect laminate flooring, inset spotlights, radiator with decorative cover, a solid wood and glazed door to

LOUNGE

10'7" x 16'2" (3.24 x 4.93)

With double panelled radiator, wood strip laminate flooring, TV aerial point, solid wood door to



STUDY/PLAYROOM

7'9" x 10'4" (2.37 x 3.16)

Conversion can be used as a study or playroom. Double panelled radiator, woods trip laminate flooring, inset spotlights, bespoke storage cupboard with drawers, shelving and hanging rail. Double solid wood and glazed door to



KITCHEN DINER

19'3" x 7'10" (5.87 x 2.41)

With tile effect laminate flooring, single panelled radiator, dado rail, a range of beech wood floor standing kitchen cupboard units with granite effect roll edge work top with built in double Zanussi oven, four ring Lamona hob, extractor above, tiled splashbacks, one and a half stainless steel drainer sink with chrome mixer tap, inset spotlights and further matching range of wall mounted cupboard units. Breakfast bar opening to the utility room. UPVC SUDG French doors to the rear garden. Stairs to first floor landing



UTILITY ROOM

7'10" x 4'10" (2.39 x 1.49)

With a run of granite effect work tops, plumbing for washing machine, Glow worm combination boiler for domestic hot water and gas central heating and extractor fan.



FIRST FLOOR LANDING

With dado rail, coving to ceiling and loft access. Loft is partially boarded. Door to



BEDROOM ONE TO REAR

9'9" x 14'1" (2.99 x 4.31)

Single panelled radiator, built in cupboard used as airing cupboard with shelving. Panelled door to



EN-SUITE BATHROOM

2'8" x 7'10" (0.82 x 2.40)

With tiled flooring, three piece suite consisting of low level WC, vanity wash hand basin, glazed shower enclosure with bar shower and hand attachment. Tiled surrounds, inset spotlights and chrome towel heater.



BEDROOM TWO TO FRONT

7'10" x 13'2" (2.40 x 4.02)



BEDROOM THREE TO FRONT

10'7" x 7'9" (3.23 x 2.37)

With single panelled radiator.



FAMILY BATHROOM

5'5" x 7'10" (1.66 x 2.39)

With tiled flooring, single panelled radiator, four piece suite consisting of low level WC, pedestal wash hand basin. Tiled panelled bath with chrome mixer tap, corner glazed shower enclosure with bar shower and hand attachment, tiled surrounds, inset spotlights and extractor fan.



OUTSIDE

The property to front is a block paved driveway with ample parking and lighting to front.

To the rear is a tiered limestone patio with pergola above. The garden is predominately laid to lawn, fenced and enclosed. With mature shrub surroundings. The current owners have purchased a piece of land to the rear from the council extending the garden. Outside tap and lighting. Outside electric to bottom of the garden and to the rear of the property.







Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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		
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Not environmentally friendly - higher CO ₂ emissions		
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