

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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### 5 SMITHY FARM DRIVE, STONEY STANTON, LE9 4WH

**OFFERS IN THE REGION OF £320,000**

Extended and much improved modern detached family home. Sought after and convenient location within walking distance of the village centre including a parade of shops, junior school, Doctors surgery, recreational facilities, public houses, open countryside and with good access to major road links. Well presented including wood panelled interior doors, feature fireplace, gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers canopy porch, entrance hallway, dining room, lounge, kitchen, conservatory and separate WC. Three good sized bedrooms with fitted wardrobes, main with ensuite shower room and family bathroom. Good sized driveway to front. Front and enclosed hard landscaped rear garden. Viewing highly recommended. Carpets, blinds and light fittings included.





## TENURE

Freehold  
Council Tax Band D

## ACCOMMODATION

Open canopy pooch and UPVS SUDG front door to

## ENTRANCE HALLWAY

With laminate wood strip flooring, single panelled radiator, stairs to first floor, attractive wooden double and glazed doors to

## DINING ROOM TO FRONT

13'1" x 8'9" (4.00 x 2.67)

With laminate wood strip flooring, bay window the front, telephone point and single panelled radiator.



## SEPERATE WC

8'2" x 2'11" (2.49 x 0.90)

White suite consisting of low level WC, vanity sink unit, tiled flooring, chrome heated towel rail and tiled surrounds. Wooden and glazed door to



## LOUNGE

11'9" x 12'3" (3.59 x 3.75)

With feature fireplace incorporating a coal effect gas fire with marble hearth and backing with composite surround, coving to ceiling, laminate wood strip flooring, TV aerial point, double panelled radiator and door to



## KITCHEN TO REAR

10'4" x 8'10" (3.17 x 2.70)

With a range of floor standing cupboard units with roll edge working surfaces above. Inset one and a half composites and stainless steel sink with pull down tap and drainer. Inset four ring gas hob, AEG stainless steel extractor hood above. Electric oven and grill beneath. Further range of wall mounted cupboard units, breakfast bar with drawers, UPVC SUDG door to the rear garden. Laminate wood strip flooring, ceiling fan light and power points. UPVC SUDG sliding door to



### CONSERVATORY

10'10" x 11'8" (3.32 x 3.58)

With laminate wood strip flooring, ceiling fan light, power points and UPVC SUDG door to the rear garden.



### FIRST FLOOR LANDING

With loft access, loft is partially boarded, door to storage cupboard with a shelf, white panelled door to



### BEDROOM ONE TO FRONT

11'9" x 8'0" max (3.60 x 2.44 max)

With TV aerial point, single panelled radiator, sliding wardrobes with rail and shelving. Door to the





### EN-SUITE SHOWER ROOM

4'10" x 8'0" max (1.49 x 2.44 max)

With enclosed shower cubicle with Triton electric shower and tiled surrounds, low level WC, pedestal wash hand basin, chrome heated towel rail, laminate wood strip flooring, inset spotlights and extractor fan.



### BEDROOM TWO TO REAR

9'6" x 11'2" (2.92 x 3.42)

With sliding mirror fronted sliding wardrobes, single panelled radiator, TV aerial point



### BEDROOM THREE TO REAR

7'1" x 10'0" (2.17 x 3.05)

With built in wardrobes with sliding doors and single panelled radiator.



### BATHROOM

8'9" x 7'3" (2.69 x 2.22)

With white suite consisting of panelled bath, with electric shower above, pedestal wash hand basin, low level WC, Laminate wood strip flooring, fully tiled surrounds, inset ceiling spotlights and extractor fan.



### OUTSIDE

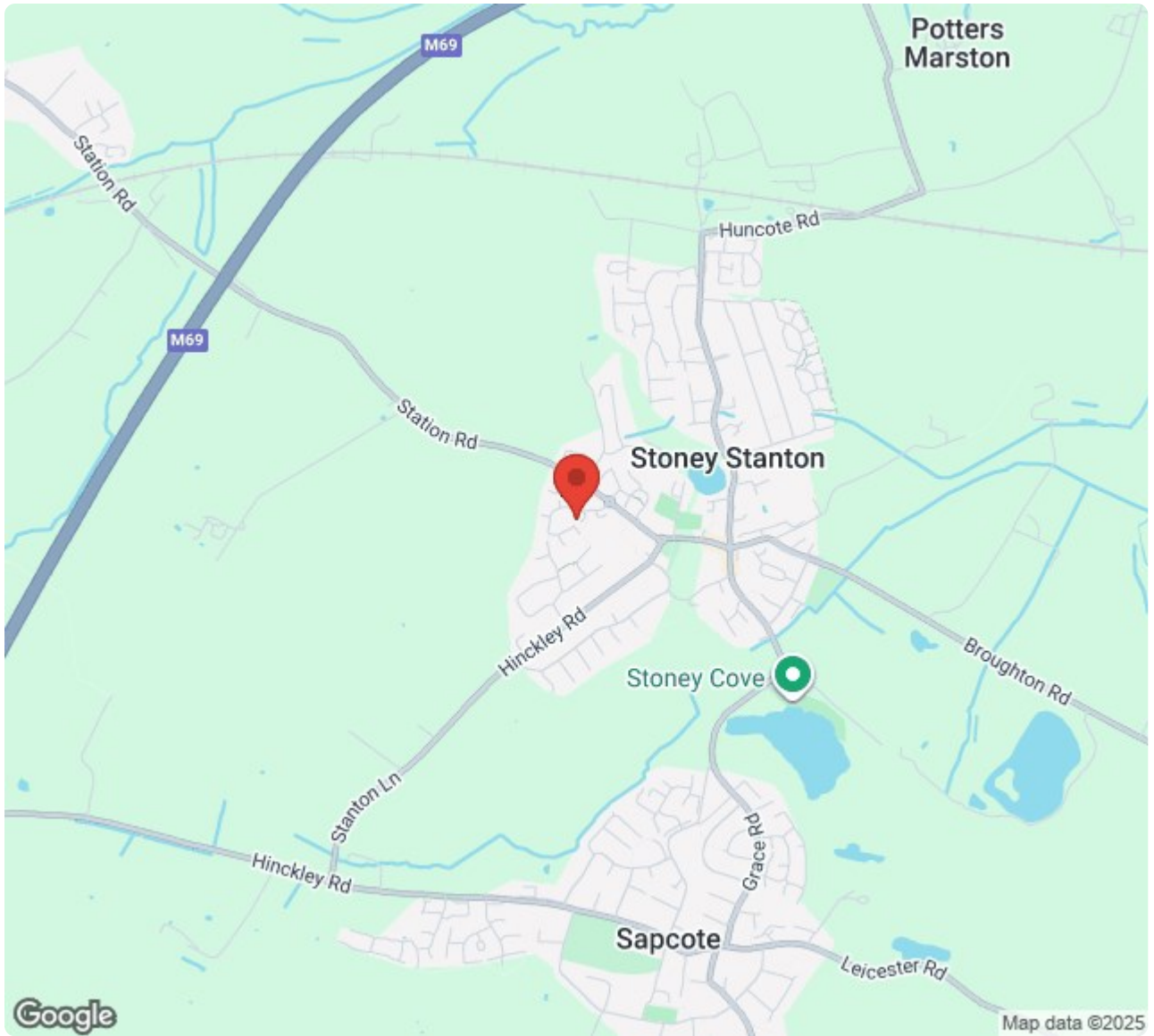
Nicely situated towards the head end of the cul-de-sac, double width tarmacadam driveway leading to a brick built garage with up and over door to front. The main of the front garden is landscaped with block paving and stone, Timber gate offers access down the side of the property to the rear garden. There is outside lighting, doorbell, Fenced and enclosed rear garden which is hard landscaped for easy maintenance with a large slabbed patio with slate chippings, edgings raised bed and outside light.



### GARAGE

7'10" x 16'7" (2.41 x 5.06)

From the integral hallway door the garage houses the Glowworm gas combination boiler for gas central heating and domestic hot water, consumer unit, light and power.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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 energy efficient - higher running costs		
	73	78
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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