

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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**11 STATION ROAD, STONEY STANTON, LE9 4LW**

**ASKING PRICE £260,000**

Delightful, extended vastly improved and refurbished Quarrymans cottage on a very large sunny plot. Sought after and convenient location within walking distance of the village centre including a parade of shops, doctors surgery, primary school, recreational facilities, takeaways, public houses, open countryside and with good access to major road links. Immaculately presented including white panelled interior doors, Karndean wood grain flooring, feature fireplaces, refitted kitchen and shower room, fitted wardrobes, spotlights, wired in smoke alarms, gas central heating and UPVC SUDG. Spacious accommodation offers lounge, open plan living/dining room and fitted kitchen, and utility room/WC. Two double bedrooms and shower room. Front and large sunny rear garden with log cabin/home office. Ample car parking and garage space. Viewing highly recommended. Carpets and blinds included.





## TENURE

Freehold

Council Tax Band B

## ACCOMMODATION

Open pitched and slate canopy porch with overhead lighting. Attractive Grey composite panel SUDG and leaded front door to

### LOUNGE TO FRONT

11'10" x 9'8" (3.61 x 2.95)

With feature open fireplace having raised black granite hearth, wooden beam above and brick backing, there is also a power point for an electric fire. Built in floor to ceiling storage cupboards, book and display shelving to side alcove housing the electric meters on Economy 7 tariff, Karndean woodgrain flooring with underfloor heating with an individual thermostat, TV aerial points including Sky and Virgin Media. Beams to ceiling. Pine and glazed door leads to



### OPEN PLAN REFITTED LIVING/DINING/KITCHEN TO REAR

11'10" x 24'6" (3.62 x 7.49)

With feature display fireplace, cardine wood grain flooring with underfloor heating, with digital thermostat, beams to ceiling. Stairway to first floor with spindle balustrades. Wired in smoke alarm. Door to

### UTILITY/WC

6'3" x 6'2" (1.91 x 1.88)

With white suite consisting with low level WC, vanity sink with white cover beneath, contrasting of half tiled surrounds including the flooring, plumbing for automatic washing machine, vaulted ceiling with inset ceiling spot lights and SUDG Velux window.



### KITCHEN AREA

With a fashionable range of fitted kitchen units in cream woodgrain with soft close doors, consisting inset one and a half bowl single drainer ceramic sink unit, chrome mixer taps above, two large drawers beneath. Further matching range of floor mounted cupboard units and three drawer unit. Contrasting wood grain working surfaces above, matching upstands, further matching range of wall mounted cupboard units, stainless steel and black Beko range cooker included with five ring gas hob, two ovens and a grill beneath. Integrated dishwasher, stainless steel fridge freezer included, cardine wood grain flooring with underfloor heating. Inset ceiling spot lights, wired in heat detector, vaulted ceiling with SUDG velux window. UPVC double french doors leading to the rear garden.



### LIVING/DINING AREA

With feature display fireplace, Karndean wood grain flooring with under floor heating with digital thermostat. Beams to ceiling, stairway to first floor with spindle balustrades.



### FIRST FLOOR LANDING

With wired in heat detector, loft access, loft is partially boarded. Attractive white panelled doors leading to

### BEDROOM ONE TO REAR

11'11" x 10'10" (3.65 x 3.32)

With feature original grey cast style fireplace, ornamental wood surrounds, built in double wardrobe and chest of drawers to side alcove in cream. Further bridge of storage cupboards above the bedhead in cream, inset ceiling spotlights, fashionable white vertical radiator. Door to



### BEDROOM TWO

11'10" x 9'11" (3.63 x 3.03)

With feature original grey cast iron fireplace with ornamental white wooden surrounds. Fitted storage cupboard to side alcove. Fitted furniture consisting of floor standing full height floor to ceiling double cupboard and display shelving. Fashionable vertical radiator. Airing cupboard housing the Worcester gas condensing combination boiler for central heating system (new in 2021, still under warranty).



### SHOWER ROOM

9'10" x 6'4" (3.00 x 1.94)

With white suite consisting of fully tiled double shower cubicle, glazed shower doors, rain shower and hand held shower above, ceiling spotlight, extractor fan. Vanity sink unit with grey double cupboards beneath, tiled splashbacks, low level WC, chrome heated towel rail, inset ceiling spot lights.



### OUTSIDE

The property is nicely situated set back from the road, screened behind low level trellising. The front garden is neatly laid in decorative stones with central stone shaped pathway. There is a long rear garden, adjacent to the rear of the house is a fully fenced enclosed rear garden which has been hard landscaped having a full width Indian stone patio adjacent to the rear of the property where there is a outside light, power points and a tap. Beyond which garden has slate chippings with surrounding beds edged by railway sleepers. There is also a timber shed beyond which is a stone driveway, beyond which is a further lawn garden area beyond which is a large log cabin. the rear garden has a sunny aspect.



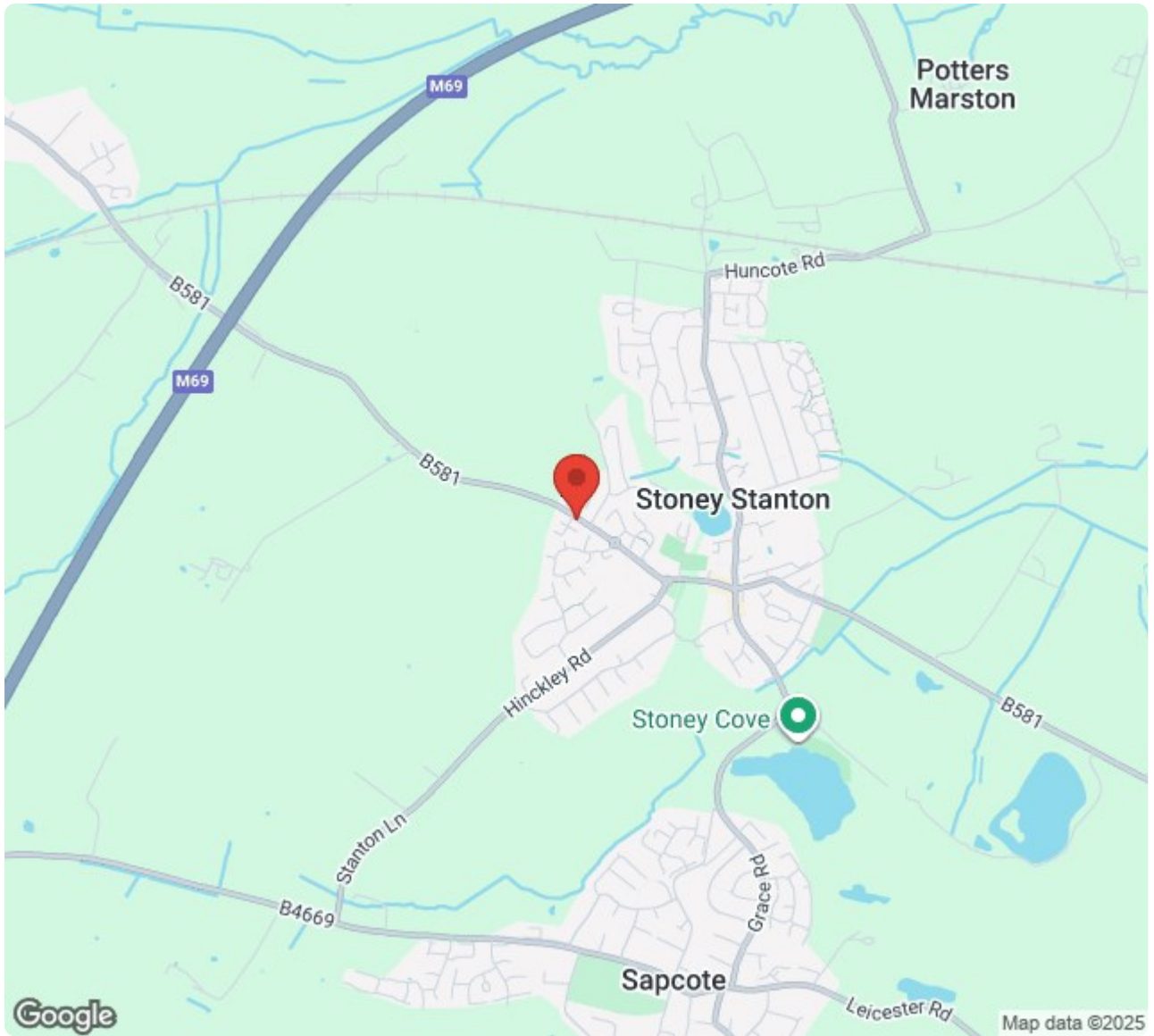


## LOG CABIN

17'8" x 11'7" (5.40 x 3.54)

With light and power, wood panel, SUDG french doors to front and side. In front of the log cabin is a full width stoned patio and further raised beds with surrounding railway sleepers. Behind the log cabin is a further plastic shed and a stone driveway.

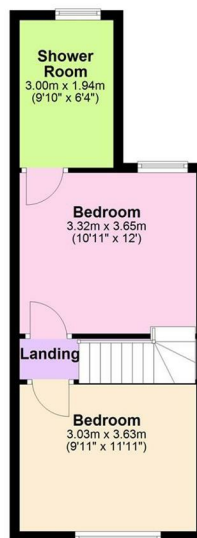




Ground Floor



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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
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