Scrivins & Co Sales & Lettings

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6 CROFT CLOSE, WOLVEY, LE10 3LE

OFFERS OVER £280,000

NO CHAIN and ready to move into! Located in a desirable and accessible village, this well presented and extended three bedroom semi detached home is close to open countryside. It comes to market for the first time since construction in this sought after and convenient cul de sac location - within walking distance of the village centre including a shop with post office, primary school, doctors surgery, public houses and good access to the A5, M69 and M6 motorways. Benefiting from neutral decor and renewed flooring throughout, hardwood windows, and gas central heating. Spacious accommodation includes enclosed porch, entrance hallway, lounge diner with feature fireplace, kitchen diner and separate WC. Three bedrooms and bathroom with useful loft space above. Good sized front and rear gardens. Long tarmac driveway to brick built garage with attached store (both with power and light).







TENURE
Freehold
Council Tax Band C

OUTSIDE
Hard wood and SUDG glass double front doors to

ENTRANCE PORCHWAY
With tiled floor, integral postal cupboard and a further hardwood glazed front door to

ENTRANCE HALLWAY
Spacious with solid oak strip flooring. Stairway to the first floor, radiator and thermostat for the central heating system. Door to an under stairs carpeted storage cupboard housing the electric meter. White part glazed wooden door to



THROUGH LOUNGE DINER
24'4" x 11'6" max (7.43 x 3.53 max)
With feature fireplace including tiled hearth, stone backing with tiled mantle incorporating an open fire. Two radiators and three wall lights matching two central light clusters. Newly carpeted lounge area and solid oak strip flooring to dining area. Aluminium SUDG sliding doors to the rear garden. White wooden sliding door to







KITCHEN DINER TO REAR

17'10" x 9'6" max (5.46 x 2.90 max)

With a range of floor standing oak fronted cupboard units with a solid oak working surface above incorporating an inset one and half bowl stainless steel drainer sink with mixer tap. Integral oven with a four ring electric hob above and extractor fan. Under counter space for a washing machine and dishwasher. Further range of wall mounted cupboard units with one full height cupboard unit. White tiled splashbacks with numerous power sockets, radiator. Tiled flooring incorporating Karndean luxury vinyl planks. Door to pantry cupboard with shelving also housing the fuse box. Further freestanding cupboard unit with white doors to front incorporating shelving and water meter. Hardwood glazed door to the rear garden. White wooden interior door to







SEPARATE WC

2'7" x 4'3" (0.81 x 1.30)

With low level WC, wall mounted sink unit with mirror above, white tiled splashbacks, tiled flooring, window and extractor fan.



STAIRCASE

With white spindles and wooden handrail leading up to

FIRST FLOOR LANDING

With loft access via installed ladder, the loft floor is boarded (raised and reinforced) A range of storage cupboards with shelving. White wooden door to







BEDROOM ONE TO FRONT

10'4" x 11'11" max (3.17 x 3.65 max)

With fitted wardrobes incorporating sliding doors and storage above, radiator.





BEDROOM TWO TO REAR
11'11" x 10'5" (3.65 x 3.19)
With built in storage cupboard housing the Baxi gas combination boiler (installed in 2019), radiator and multiple power sockets.





BEDROOM THREE TO FRONT
7'10" x 7'2" (2.39 x 2.20)
With fitted wardrobe with storage cupboard above and integral desk. Radiator.



BATHROOM TO REAR
7'1" x 5'4" (2.16 x 1.65)
With panelled bath with mixer tap and mains shower attachment. Low level WC, pedestal wash hand basin, half tiled surrounds, radiator, extractor fan, wall mounted mirror storage cabinet and vinyl flooring.



OUTSIDE FRONT

The property is nicely situated in a quiet cul de sac with a front garden that is mainly laid to lawn beside a well stocked border with a slabbed pathway leading to the enclosed front porch. To the right hand side side of the property is a tarmacadam driveway able to accommodate three cars leading to the single garage.







SINGLE GARAGE

7'10" x 15'4" (2.41 x 4.68)

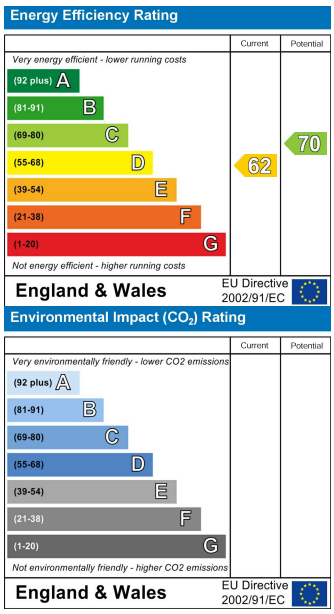
With up and over door to front, lighting, power, fitted shelving, window and personnel door additional to external gated access to

OUTSIDE REAR

West Facing, good sized enclosed rear garden. Slabbed patio adjacent to the rear of the property beyond which the garden is principally laid to lawn with two apple trees and surrounding borders. A slabbed pathway leads along the right hand side of the lawn to the top of the garden where there is a further seating area and solid timber shed. A brick built outdoor store/workshop/studio with hardwood window, power and lighting providing flexibility of use (1.82m x 1.95m). Outdoor light and external water tap







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