Scrivins & Co
Sales & Lettings

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

T **01455 890480** E **sales@scrivins.co.uk** W **scrivins.co.uk**

44 ST. MARYS WAY, ELMESTHORPE, LE9 7NX

OFFERS OVER £250,000

NO CHAIN! Stylish Morris Homes built semi detached family home. 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. Well presented, energy efficient with range of good quality fixtures and fittings including, Herringbone LVT flooring, spindle balustrades, 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. Driveway to side to a single brick built garage. Blinds, carpets and light fittings included.

TENURE
Freehold
Council Tax Band C
EPC Rating B

Estate Maintenance charge of £80.25 paid every 6 months.

ACCOMMODATION
Composite front door leading to

ENTRANCE HALLWAY
With Herringbone LVT flooring, single panelled radiator, wooden interior door leads to

SEPARATE WC
2'9" x 6'0" (0.85 x 1.83)
With laminate flooring, single panel radiator, low level WC and wall mounted sink with splashback.

LOUNGE TO FRONT
15'8" x 12'11" (4.78 x 3.94)
With Herringbone LVT flooring, two radiators. Stairway to the first floor. Smoke alarm and TV aerial point. Thermostat for the central heating on the ground floor. Door leading to under stairs storage cupboard to which houses the consumer unit and the main control panel for the alarm system. Opening leading to

DINING KITCHEN
15'9" x 9'1" (4.81 x 2.77)
With a range of floor mounted kitchen units with a roll edge working surfaces above and inset one and a half stainless steel drainer sink with mixer tap. Neff gas hob with stainless steel splashback and extractor above and a Neff integrated oven. Integrated dishwasher. A further range of matching wall mounted cupboard units one housing the Potterton gas combination boiler for central heating and domestic hot water. Space for a fridge freezer, tiled flooring, radiator, inset ceiling spotlights and UPVC SUDG French doors leading to

FIRST FLOOR LANDING
With loft access with an aluminium ladder for access, the loft is fully boarded with lighting. Wooden interior door that leads to an airing cupboard. Wood panelled interior door leading to

BEDROOM ONE TO REAR
11'3" x 9'1" (3.45 x 2.77)
With radiator, TV aerial point and a thermostat for the central heating on the first floor. Wooden interior door to

ENSUITE SHOWER ROOM
8'11" x 3'11" (2.74 x 1.20)
With a fully tiled shower cubicle with sliding shower screen and mains shower attachment, low level WC, pedestal wash hand basin with mirror fronted cupboard above. Chrome heated towel rail, tiled flooring, half tiled surrounds, shaver point, extractor fan and inset ceiling spotlights.

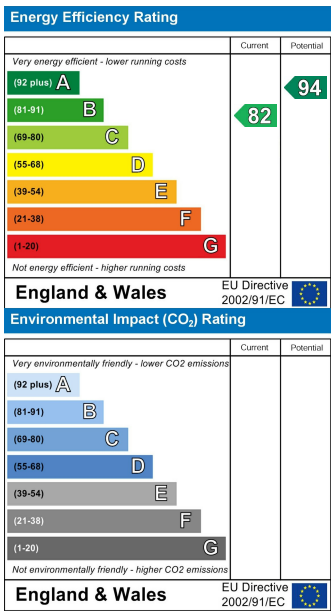
BEDROOM TWO TO FRONT
9'4" x 8'0" (2.87 x 2.46)
With radiator.

BEDROOM THREE TO FRONT
11'1" x 7'4" (3.40 x 2.24)
With radiator.

BATHROOM TO REAR
6'4" x 6'0" (1.94 x 1.84)
With a panelled bath with mixer tap and electric shower attachment above, low level WC and pedestal hand wash basin. Half tiled surrounds, radiator, tiled flooring, inset ceiling spotlights and extractor fan.

OUTSIDE
The property is nicely situated set back from the road at the top of the cul-de-sac with a front garden that is principally hard

landscaped in stone and has a slabbed pathway leading to the front door. Down the left side of the property is a long tarmacadam driveway which leads to the brick built single garage. (3.01m x 5.99m) With up and over door to front. The garage has power, lighting, a range of floor standing and wall mounted storage cupboards. There is also a boarded roof space for extra storage. A pedestrian gate offers access to the fully fenced and enclosed garden with a slabbed patio adjacent to the rear of the property and leading down the left hand side of the garden to a pedestrian door to the garage. The remainder of the garden is hard landscaped in AstroTurf for easy maintenance. A pull-out canopy awning and outside tap.



naea | propertymark PROTECTED

arla | propertymark PROTECTED

Scrivins & Co Sales & Lettings

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

T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk