

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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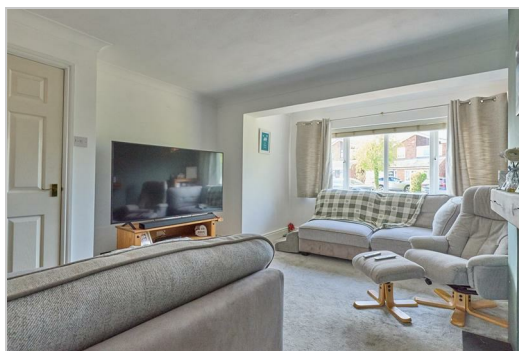


**21 FARNDON DRIVE, STONEY STANTON, LE9 4TB**

**OFFERS OVER £365,000**

No Chain. Sought after and convenient location within walking distance of the village centre including a parade of shops, primary school, doctors surgery, recreational facilities, open countryside, takeaways, public houses and good access to major road links. Well presented with a range of good quality fixtures and fittings including iron balustrades, ceramic tiled flooring, alarm system, gas central heating, UPVC SUDG and UPVC soffits and fascias.

Spacious accommodation offers entrance hall, lounge with wood burning stove, dining room, fitted kitchen with built in appliance. Four bedrooms (main with en suite shower room) and family bathroom. Wide driveway to single integral garage. Well kept front and enclosed rear garden with lean to garden room & log store. Viewing highly recommended. Carpets, curtains & blinds included.



## TENURE

Freehold

Council tax Band D

## ACCOMMODATION

Canopy porch to timber and glazed front door to

## ENTRANCE HALLWAY

With tiled flooring, single panel radiator, inset spotlights, wall mounted intruder alarm keypad, white panel door to

## LOUNGE

15'7" x 11'3" (4.76 x 3.45)

With double panel radiator, coving to ceiling, feature fireplace with timber mantle, slate hearth incorporating a wood burning stove.



## KITCHEN

15'3" x 13'5" (4.67 x 4.11)

With tiled flooring, a range of fashionable grey floor standing kitchen cupboard units with black cup handles with solid oak working surfaces, Belfast style sink with mixer tap, tiled splashback. built in slim line dishwasher, range cooker with five ring gas hob unit, extractor fan above, second stainless steel sink with black mixer tap, UPVC SUDG door to rear garden, recess for washing machine and plumbing, door to useful under stairs cupboard.



## DINING ROOM

13'5" x 9'3" (4.11 x 2.84)

With double panel radiator, sliding doors to rear garden, wall panelling.



## FIRST FLOOR LANDING

With smoke alarm, airing cupboard with shelving housing the Valiant combination boiler for domestic hot water and gas central heating, door to

### BEDROOM ONE TO REAR

10'11" x 10'6" (3.33 x 3.22)

With single panel radiator, built in wardrobes with sliding doors, shelving and hanging rails, loft access to boarded loft, door to



### ENSUITE SHOWER ROOM

4'7" x 8'0" (1.40 x 2.46)

With wood effect vinyl flooring, low level WC, pedestal wash hand basin with chrome taps, glazed shower enclosure with electric shower, inset spotlights, extractor fan, single panel radiator, chrome towel heater, tiled surrounds.



### BEDROOM TWO TO REAR

10'5" x 10'2" (3.18 x 3.12)

With single panel radiator, built in wardrobes, shelving and hanging rails.



### BEDROOM THREE TO REAR

12'8" x 7'3" (3.88 x 2.22)

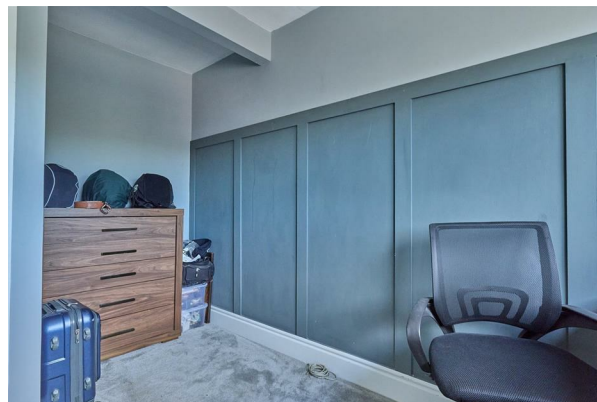
With built in wardrobes, shelving and hanging rails, single panel radiator.



### BEDROOM FOUR TO FRONT

10'4" x 7'2" (3.17 x 2.19)

With single panel radiator, wall panelling.



### FAMILY BATHROOM

5'9" x 7'8" (1.76 x 2.36)

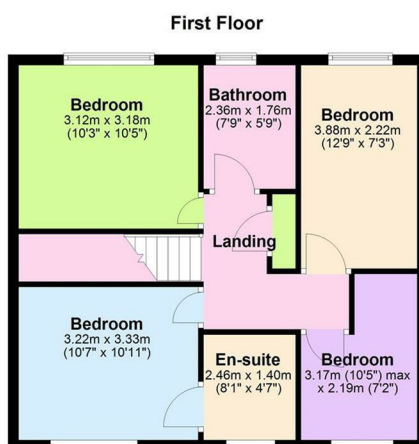
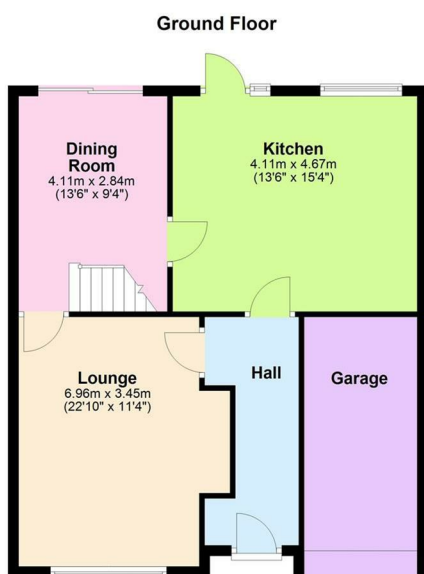
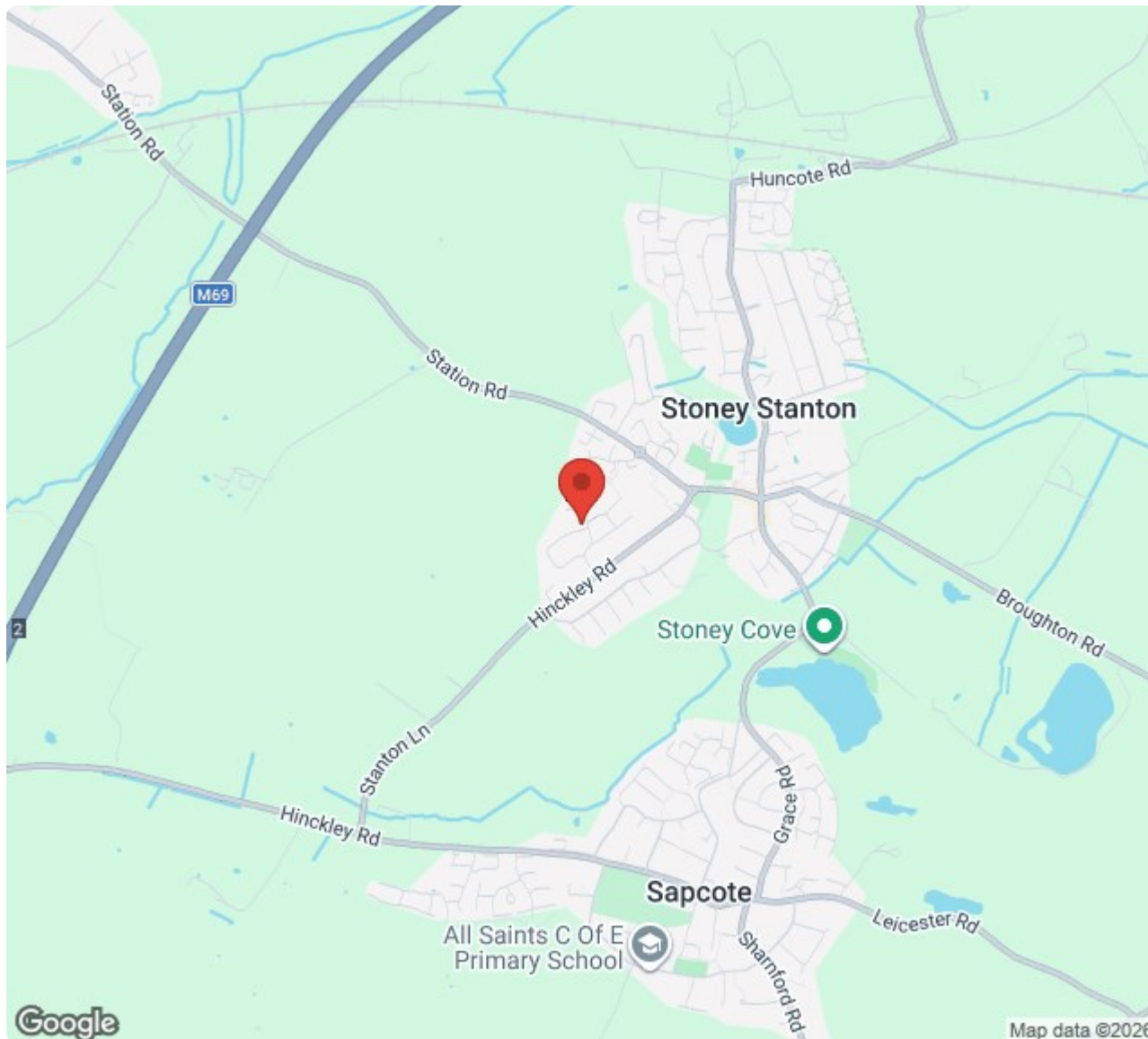
With tile effect vinyl flooring, three piece suite consists of low level WC, wall mounted wash hand basin with chrome mixer tap, bath with chrome mixer tap, wall mounted Myra shower above, chrome towel heater, inset spotlights.



### OUTSIDE

Outside the property to the front the property is set back from the road with a decorative stone driveway leading to a single garage with electric roller door with lighting and electric also houses the gas and electric meters. Outside the property to rear is a concrete slab patio adjacent to the rear of the house the garden is predominately laid to lawn fenced and enclosed with mature shrubs and beds, large log store, further decorative stone and concrete slab patio at the bottom of the garden, timber decking, outside tap, electric and lighting. There is a lean to/storage unit on the side of the property with electric and lighting with UPVC SUDG double doors to the rear garden (2.33m x 5.69m).





| 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                     |  |                         |                                                                                       |
|                                                                 |  | 68                      | 74                                                                                    |
| England & Wales                                                 |  | EU Directive 2002/91/EC |  |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  |                         |                                                                                       |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  | Current                 | Potential                                                                             |
| (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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