

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

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15A SOUTH DRIVE, STONEY STANTON, LE9 4JP

ASKING PRICE £190,000

No Chain. Modern end townhouse on a good sized plot. Sought after and convenient location within walking distance of the village centre, including a parade of shops, Co-op, primary school, doctors surgery, bus service, recreational facilities, Stoney Cove, takeaways, public houses and good access to major road links. Well presented with a range of fixtures and fittings including white panelled interior doors, spindle balustrades, modern kitchen and bathroom, gas central heating and UPVC SUDG. Offers lounge/dining room and kitchen. Two bedrooms and bathroom with shower. Wide driveway and good sized rear garden. Contact agents to view. Carpets, curtains and cooker included.



TENURE

Freehold
Council Tax Band A
EPC Rating C

ACCOMMODATION

Attractive UPVC SUDG front door to

LOUNGE/DINING ROOM TO FRONT

11'5" x 14'5" (3.48 x 4.41)

With double panelled radiator, TV aerial lead, wall mounted consumer unit and wired in smoke alarm. Stairway to the first floor with stained spindle balustrades. Attractive white six panelled doors leading to



KITCHEN TO REAR

11'4" x 7'7" (3.47 x 2.33)

With a range of white fitted kitchen units consisting inset single drainer stainless steel sink unit, mixer taps above, double base unit beneath. Further matching range of floor mounted cupboard units and three drawer unit, contrasting roll edge working surfaces above. Tiled splashbacks, further matching range of wall mounted cupboard units and one tall double larder cupboard. Appliance recess points, electric cooker included. Plumbing for automatic washing machine and slimline dishwasher, extractor fan, wall mounted gas condensing combination boiler for central heating and domestic hot water. Radiator and UPVC SUDG door to the rear garden.



FIRST FLOOR LANDING

With wired in smoke alarm and loft access.

BEDROOM ONE TO FRONT

11'5" max x 11'4" (3.48 max x 3.46)

With radiator.



BEDROOM TWO TO REAR

5'6" x 10'11" (1.70 x 3.35)

With radiator.



BATHROOM TO REAR

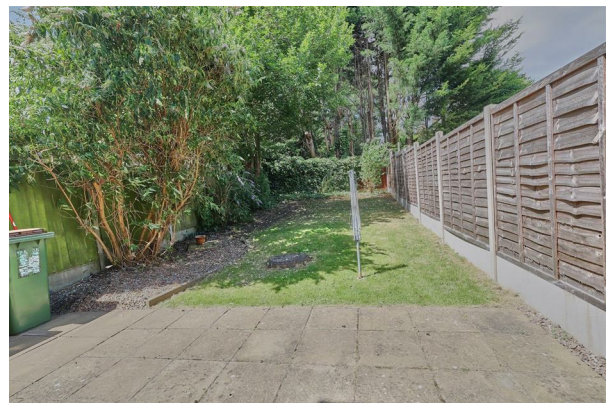
5'6" x 7'8" (1.69 x 2.35)

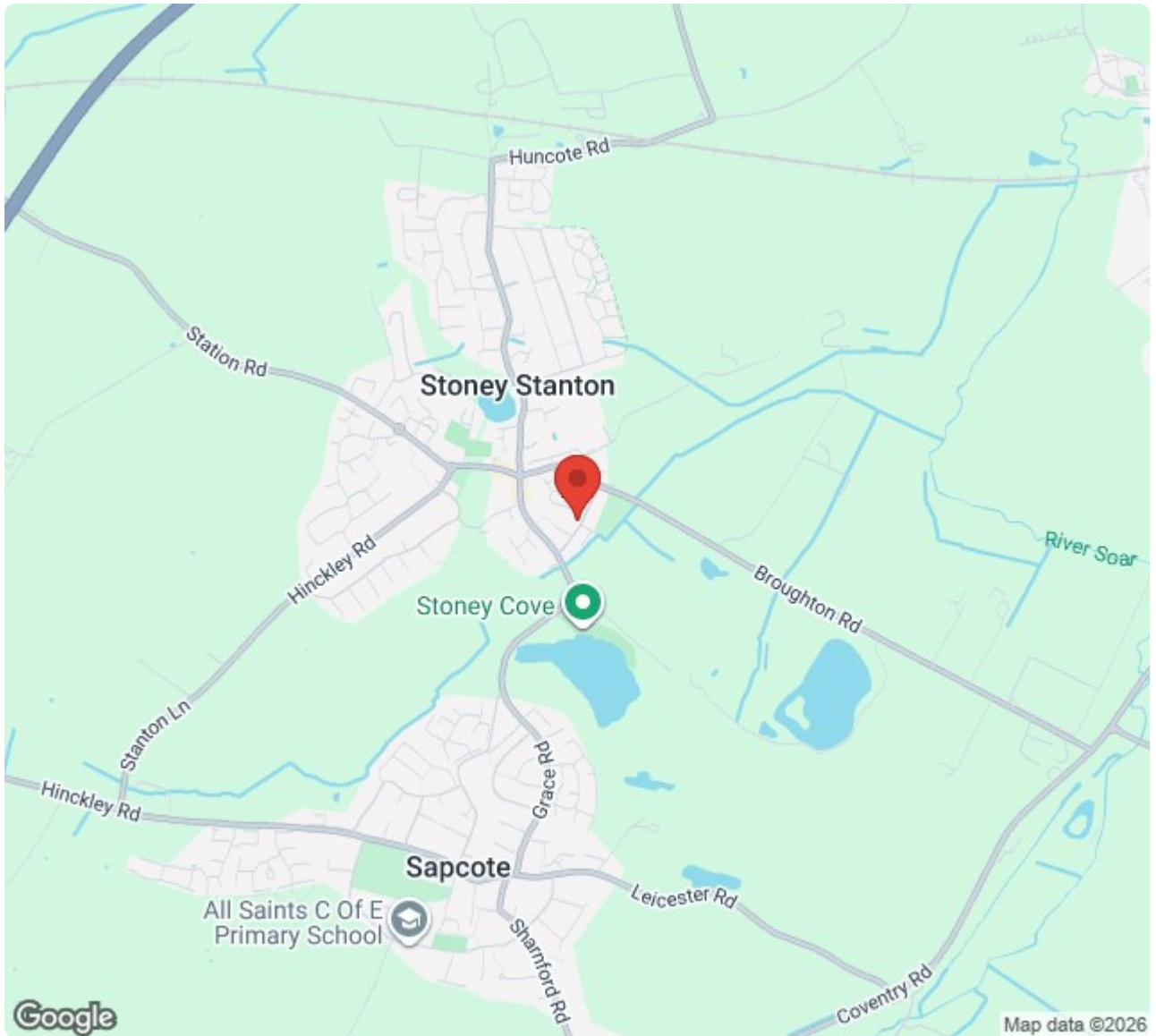
With white suite consisting panelled bath, electric shower unit above, pedestal wash hand basin, low level WC. Contrasting fully tiled surrounds, radiator and extractor fan.



OUTSIDE

The property is set back from the road having a full width stoned driveway to front, a timber gate and slabbed pathway leads down the side of the property to the fully fenced and enclosed rear garden which has a full width slabbed patio adjacent to the rear of the property, there is an outside tap beyond which the garden is principally laid to lawn with surrounding beds. There is also an outside light.

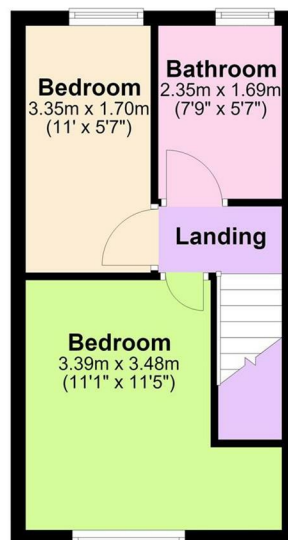




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		70
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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