

Scrivins & Co

Sales & Lettings

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

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3 STATION ROAD, STONEY STANTON, LE9 4LW

OFFERS OVER £210,000

No Chain!! Outstanding vastly improved and refurbished period cottage. 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. Immaculate contemporary style interior includes latched and braced interior doors, spindle balustrades, coving, ceramic tiled flooring, feature original open fireplaces, wood burning stove. Refitted kitchen and shower room, spotlights, gas central heating and UPVC SUDG. Spacious accommodation offers canopy porch, lounge, dining room and kitchen. Two double bedrooms and shower room. Well kept front and sunny rear garden. Viewing highly recommended. New carpets and light fittings included.



TENURE

Freehold
Council Tax Band B
EPC Rating D

ACCOMMODATION

Open pitched and slate canopy porch. Attractive sage green hardwood panelled front door to

LOUNGE TO FRONT

11'11" x 10'4" (3.64 x 3.16)

With feature open brick fireplace with raised slate hearth, fitted meter cupboard to side alcove. Radiator with surrounding ornamental cover, two matching wall lights and coving to ceiling. Stairway to first floor with cream spindle balustrades, useful under stairs storage cupboard beneath and display shelving to side.



DINING ROOM TO REAR

11'4" x 11'11" (3.46 x 3.64)

With feature brick fireplace having raised slate hearth incorporating a black cast iron wood burning stove, display shelving to side alcove, radiator with surrounding ornamental radiator cover. Coving to ceiling. Pine latched and braced interior door to



REFITTED KITCHEN TO REAR

6'4" x 16'6" (1.94 x 5.03)

With a fashionable range of matt cream woodgrain fitted kitchen units consisting inset white ceramic Belfast sink unit, mixer tap above, cupboard beneath. Further matching floor mounted cupboard units and four drawer unit, contrasting solid oak working surfaces above. Cream brick tiled splashbacks. Further matching wall mounted cupboard unit and one tall larder unit, further display shelf. Appliance recess points and stainless steel cooker included, stainless steel extractor hood above, plumbing for automatic washing machine. Grey slate tile flooring, fashionable white vertical radiator. Inset ceiling spotlights. White composite panel and SUDG and leaded stable door to the side of the property and UPVC French doors to the rear garden.



FIRST FLOOR LANDING

With radiator, loft access.

BEDROOM ONE TO FRONT

10'0" x 11'10" (3.05 x 3.62)

With double panelled radiator, pine panelled door to built in wardrobe over the stairway.



BEDROOM TWO TO REAR

8'10" x 10'9" (2.70 x 3.29)

With radiator with surrounding ornamental radiator cover.



REFITTED SHOWER ROOM TO REAR

12'4" x 6'3" (3.76 x 1.92)

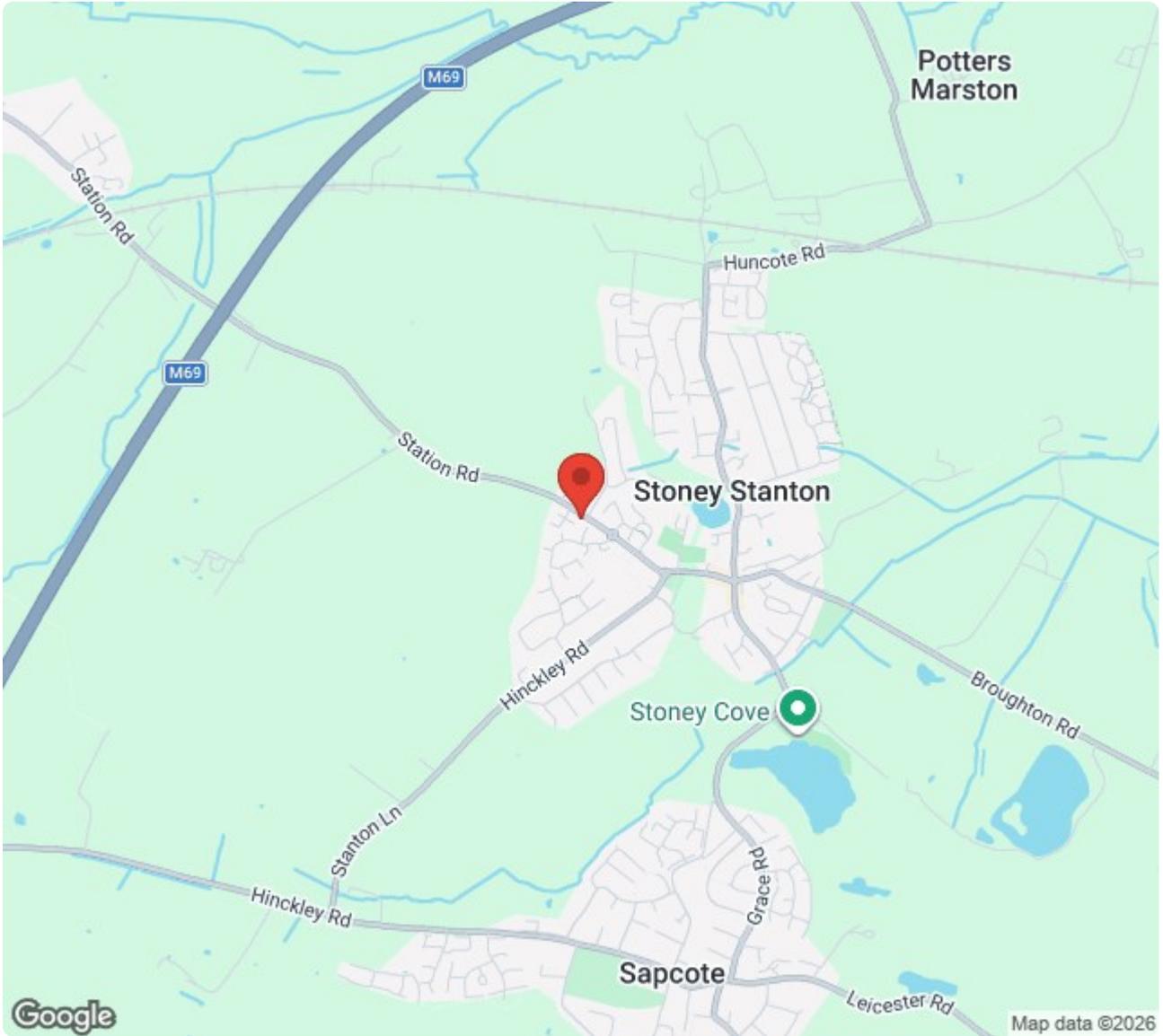
With white suite consisting of a fully tiled shower cubicle with rain shower and hand held shower above, glazed shower doors to front, Jack and Jill vanity sink units with mixer taps above. Wall mounted sink unit with large mirror. Contrasting tiled surrounds, built in storage cupboard and white heated towel rail, inset ceiling spotlights, vaulted ceiling with Velux double glazed window in the roof line. Door to the boiler cupboard housing the Valliant gas condensing combination boiler for central heating and domestic hot water.



OUTSIDE

The property is nicely situated screened behind sage green picket fencing with central stone pathway leading to the front door with surrounding beds. To the rear of the property where there is a good sized fully fenced and enclosed rear garden with a deep full width pebbled yard adjacent to the rear of the house, there is also an outside light and tap beyond which the garden is principally laid to lawn with surrounding beds. There is also a pergola with quarry tiled patio beneath, timber shed and slabbed area to the top of the garden. The garden has a sunny aspect.





| Energy Efficiency Rating | | Current | Potential |
|---|--|-----------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 86 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 65 | |
| (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 | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
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