Scrivins & Co Sales & Lettings

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8 PETERS CLOSE, STONEY STANTON, LE9 4TT

ASKING PRICE £500,000

Substantial five bedroomed detached family home on a good sized corner plot over looking open fields. Sought after and convenient cul de sac location within walking distance of the village centre including a parade of shops, doctors surgery, primary school, recreational facilities, takeaways, public houses and good access to major road links. Immaculately presented and refurbished including white panelled interior doors, coving, spindle balustrades, wooden/ceramic tiled flooring, feature fireplace, modern fitted kitchen and bathrooms, gas central heating and UPVC SUDG. Spacious accommodation offers open porch, entrance hall, lounge, family room, dining room, dining kitchen, side lobby, utility room and separate WC. Five good sized bedrooms, two with en suite shower rooms and family bathroom. Wide driveway to single garage, well kept front and enclosed rear garden with shed. Viewing highly recommended. Brand new carpets throughout, blinds, light fittings, Range cooker and shed included.

TENURE
Freehold
Council Tax Band F

ACCOMMODATION
Open pitched and tiled canopy porch with quarry tiled flooring and outside lighting. Attractive UPVC SUDG front door to

ENTRANCE HALLWAY
With wood finish laminate wood strip flooring, radiator with surrounding ornamental radiator cover, coving to ceiling. Stairway to first floor with white spindle balustrades, useful under stairs storage cupboard beneath. White wood panel and glazed double doors lead to the

DINING ROOM TO FRONT
16'3" x 9'9" (4.96 x 2.98)
With feature fireplace having ornamental white wooden surrounds, raised marble hearth and backing incorporating a fitted gas fire, wood finish laminate wood strip flooring, two radiators, coving to ceiling. Attractive white six panel intrior door to

LOUNGE TO FRONT
13'10" x 20'5" into bay (4.22 x 6.24 into bay)
With feature stone finish fireplace with raised tiled hearth incorporating a living flame coal effect electric fire, gas point, two radiators, TV aerial point. Window to three sides. Coving to ceiling, wood panel and glazed double doors lead to

FAMILY ROOM TO REAR
8'1" x 19'8" into bay (2.48 x 6.01 into bay)
With radiator, coving to ceiling. Windows to two sides. White wood panel double doors lead to

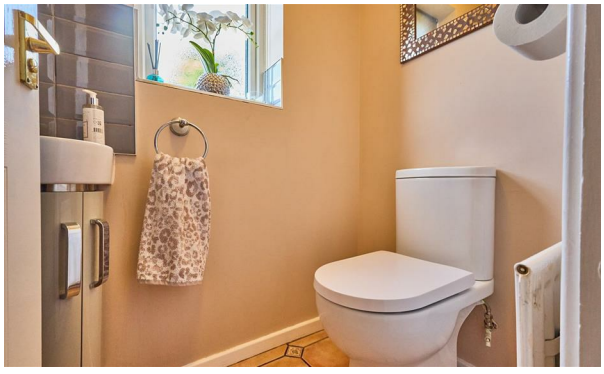
FITTED DINING KITCHEN TO REAR
12'7" max x 19'1" (3.86 max x 5.83)

KITCHEN AREA
With a fashionable range of light oak fitted kitchen units consisting inset black one and a half bowl single drainer resin sink unit, mixer taps above, double base unit beneath. Further matching range of floor mounted cupboard units and a three drawer pan drawers. Contrasting black working surfaces above, tiled splashbacks. Further matching wall mounted cupboard units. Integrated larder fridge and dishwasher. Black Rangemaster Range cooker included with a five ring gas hob unit, two ovens and a grill beneath. Concealed lighting over the working surfaces. Inset ceiling spotlights. Ceramic tiled flooring, coving to ceiling. Radiator, UPVC SUDG sliding patio doors leading to the rear garden.

DINING AREA
Radiator, UPVC SUDG sliding patio doors leading to the rear garden.

SIDE LOBBY
With ceramic tiled flooring, UPVC SUDG door to the side of the property. Door to

SEPARATE WC
With white suite consisting low level WC, vanity sink with a gloss grey double cupboard beneath. Tiled splashbacks, ceramic tiled flooring, radiator.



UTILITY ROOM
5'0" x 5'10" (1.54 x 1.80)
With a range of medium oak fitted units consisting of an inset circular stainless steel sink unit, hot and cold water above, cupboard beneath. Contrasting roll edge working surfaces above. Tiled splashbacks, further wall mounted cupboard units. Appliance recess points, plumbing for automatic washing machine, radiator. Ceramic tiled flooring, communicating door to garage.

FIRST FLOOR LANDING
With white spindle balustrades, coving to ceiling, loft access with extending aluminium ladder for access, the loft is partially boarded with lighting.

BEDROOM ONE TO FRONT
13'10" max x 20'5" max (4.22 max x 6.24 max)
With radiator, coving to ceiling. TV aerial point, window on three aspects. Door to

EN SUITE SHOWER ROOM TO SIDE
6'2" x 7'5" max (1.90 x 2.28 max)
With white suite consisting fully tiled shower cubicle with glazed shower door, pedestal wash hand basin, low level WC. Contrasting half tiled surrounds, heated towel rail, coving to ceiling and extractor fan.

BEDROOM TWO TO FRONT
13'1" x 10'7" (3.99 x 3.23)
With laminate wood strip flooring, radiator. Freestanding triple slide robe with wood grain and mirrored door to front. Door to

EN SUITE SHOWER ROOM
5'1" x 7'1" (1.57 x 2.16)
With fully tiled shower cubicle with glazed shower door, vanity sink unit with white double cupboard beneath, mirror and lighting above. Low level WC, contrasting tiled surrounds, extractor fan, radiator and shaver point.

BEDROOM THREE TO REAR
9'0" x 10'9" (2.76 x 3.28)
With radiator, coving to ceiling.

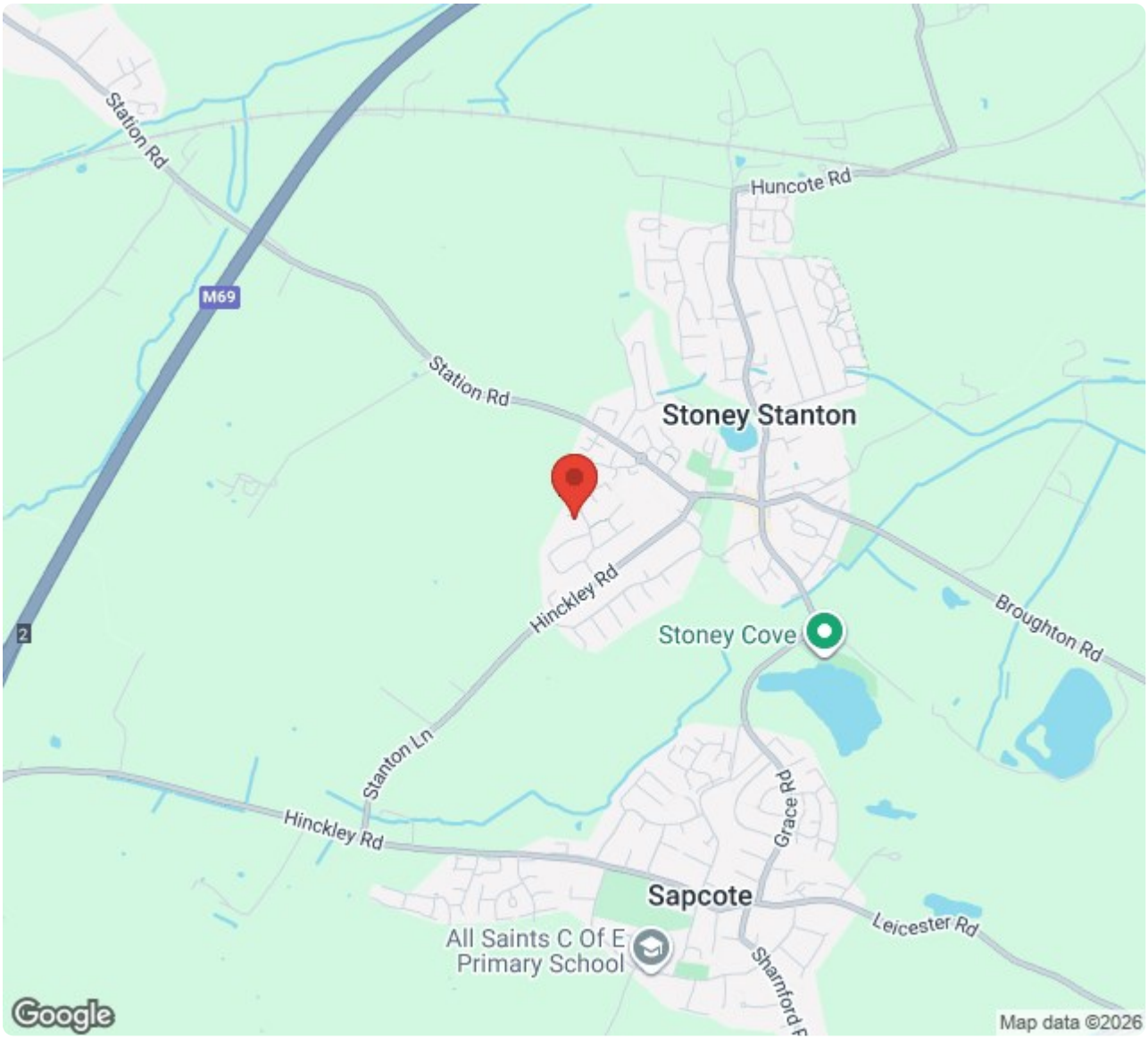
BEDROOM FOUR TO REAR
8'1" x 12'7" (2.48 x 3.85)
With radiator, coving to ceiling.

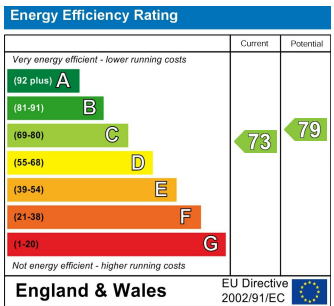
BEDROOM FIVE TO REAR
9'5" max x 16'4" max (2.89 max x 4.98 max)
With two radiators, coving to ceiling.

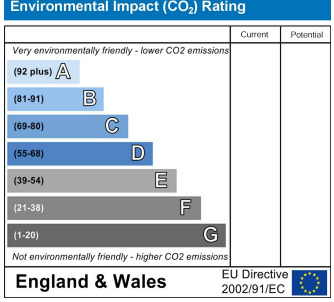
FAMILY BATHROOM TO FRONT
7'9" x 10'5" (2.38 x 3.19)
With white suite consisting fully tiled double shower cubicle with glazed shower doors, large corner bath, pedestal wash hand basin and low level WC. Contrasting half tiled surrounds, radiator, extractor fan, coving to ceiling.

OUTSIDE

The property is nicely situated at the head of a cul de sac on an advantageous corner plot, set back from the road, the front garden is principally laid to lawn. A tarmacadam driveway leads to the single integral garage measuring 5.02m x 2.39 with up and over door to front, with light and power. Wall mounted consumer unit, also housing the Worcester gas condensing combination boiler for central heating and domestic hot water. A timber gate and slabbed pathway lead down the right hand side of the property where there is an outside tap, beyond which is a good sized, fully fenced and enclosed rear garden with mature hedging, having a full width slabbed patio adjacent to the rear of the property beyond which the garden is principally laid to lawn with surrounding beds. There is also a timber shed and outside double power point with security lighting. The garden has open fields to side. All outside fascias are UPVC.







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