

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



3 RILEY CLOSE, STONEY STANTON, LE9 4TP

OFFERS OVER £375,000

Impressive modern detached family home. Sought after and convenient cul de sac 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 and much improved including panel interior doors, wooden flooring, feature fireplace, refitted kitchen and bathroom, gas central heating and UPVC SUDG. Spacious accommodation offers canopy porch, entrance hall, separate WC, lounge, dining room, family/study room and kitchen. Four bedrooms and bathroom, wide driveway to a large single garage, front and enclosed sunny rear garden. Viewing recommended. Carpets and blinds included.



TENURE

Freehold
Council Tax Band D

ACCOMMODATION

Canopy pitch and tiled porch to composite door to

ENTRANCE HALLWAY

7'1" x 3'9" (2.18 x 1.15)

With double panelled radiator, wall mounted heating thermostat, tiled flooring, door to

DOWNSTAIRS WC

3'10" x 4'0" (1.18 x 1.24)

With tiled flooring, low level WC, vanity wash hand with chrome mixer tap above storage beneath, tiled splashback, extractor fan.

LOUNGE

10'11" x 16'11" (3.35 x 5.17)

With two single panel radiator, bay window to front, wood strip laminate flooring, wall lighting, feature fireplace with timber mantle, brick backing and tiled hearth incorporating an open fire.



DINING ROOM

9'11" x 13'11" (3.03 x 4.26)

With single panel radiator, UPVC SUDG door to rear garden.



PLAYROOM/STUDY

7'8" x 12'7" (2.35 x 3.84)

With double panel radiator.



KITCHEN

8'2" x 18'7" (2.5 x 5.68)

With vinyl flooring, a range of fashionable floor standing grey kitchen cupboard units with quartz effect working surfaces with matching up stands. one and a half stainless steel drainer sink with chrome mixer tap, built in AEG double oven, Hotpoint four ring hob extractor fan above, built in Beko dishwasher, built in fridge freezer, further matching range of wall cupboard units, UPVC SUDG door for side access.



FIRST FLOOR LANDING

With loft access with drop down ladder and the majority is boarded, smoke alarm, cupboard housing the Worcester combination boiler for domestic hot water and gas central heating and shelving.

BEDROOM ONE TO FRONT

9'7" x 13'3" (2.93 x 4.06)

With single panel radiator, wood strip laminate flooring, two built in wardrobes with shelving and hanging rail.



BEDROOM TWO TO REAR

9'7" x 11'1" (2.93 x 3.39)

With built in wardrobe, shelving and hanging rail, single panel radiator, woodstrip laminate flooring,



BEDROOM THREE TO REAR

8'9" x 7'8" (2.69 x 2.36)

With single panel radiator.



BEDROOM FOUR TO FRONT

8'10" x 8'7" (2.71 x 2.64)

With single panel radiator.



FAMILY BATHROOM

5'6" x 7'2" (1.68 x 2.20)

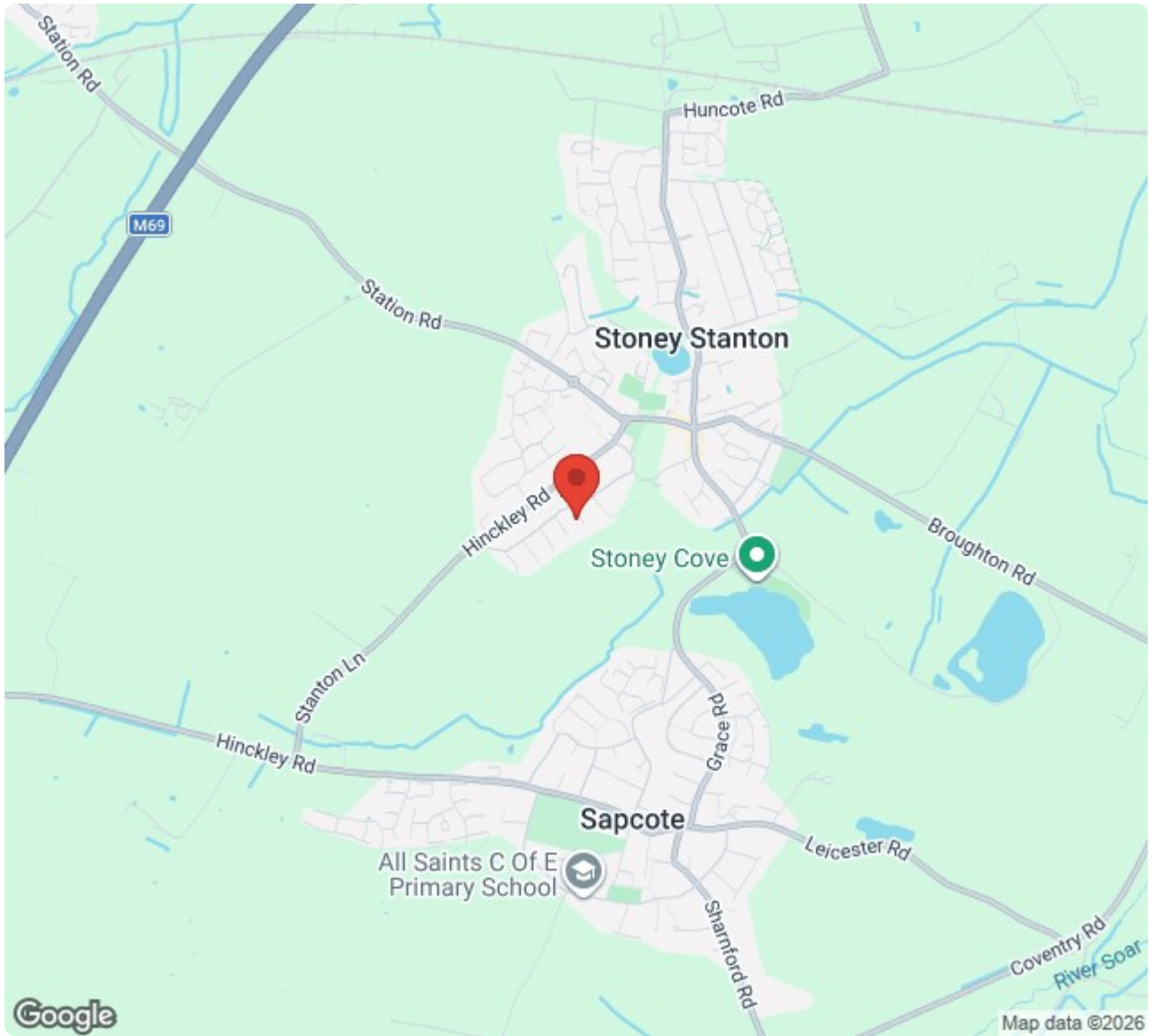
With vinyl flooring, vanity toilet unit, vanity sink unit with storage beneath chrome mixer taps above, quartz effect working surfaces above, tiled splashback, P shaped bath with chrome mixer tap and bar shower, inset spotlights, extractor fan, chrome towel heater.



OUTSIDE

Outside the property to the front is a blocked paved driveway to a single garage with up and over door housing the gas meter and wall mounted fuse board, the front garden is predominately laid to lawn surrounded by mature shrubs and fencing, pedestrian gate for side access to the rear garden. Outside the garden to the 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 beds with mature shrubs, outside tap and lighting.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	72
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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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