Scrivins & Co
Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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8 MANOR CRESCENT, STAPLETON, LE9 8JQ

ASKING PRICE £275,000

NO CHAIN. Detached family home on a good sized plot. Popular and highly convenient picturesque location close to open countryside and with good access to other local villages, Hinckley and major road links. Benefits from oil fired central heating, solar panels, UPVC SUDG, laminate wood strip flooring and some fitted furniture. The spacious property offers entrance porch, entrance hallway, lounge, dining room, garden room and kitchen. Three bedrooms, wet room and separate WC. Driveway to single garage. Front and enclosed rear garden. Viewing recommended.

TENURE
Freehold
Council Tax Band C
EPC Rating C

ACCOMMODATION
UPVC SUDG front door to

ENTRANCE PORCH
7'6" x 2'8" (2.31 x 0.82)
With wood effect laminate flooring, timber and glazed door to

ENTRANCE HALLWAY
5'10" x 15'2" (1.79 x 4.63)
With single panelled radiator, smoke alarm, door to useful under stairs storage cupboard. Panelled door to

LOUNGE TO FRONT
12'1" x 12'2" (3.70 x 3.71)
With double panelled radiator, feature fireplace with timber mantle, brick backing and tiled hearth. TV aerial point. Opening to Dining Room.

DINING ROOM
10'2" x 12'0" (3.10 x 3.68)
With single panelled radiator. Timber and glazed door to

GARDEN ROOM
10'3" x 5'5" (3.13 x 1.67)
With double panelled radiator, wood effect laminate flooring. UPVC SUDG sliding doors to the rear garden. Panelled door to

KITCHEN
7'9" x 15'5" (2.38 x 4.72)
With tile effect laminate flooring, double panelled radiator. Range of beechwood floor standing kitchen cupboard units with stone effect working surfaces above, one and a half stainless steel drainer sink with chrome mixer tap. Floor standing Eurostar conventional boiler/. Bosch washing machine, AEG dryer. Tiled splashbacks. Further matching range of wall cupboard units with built in fridge. Stoves double oven and built in microwave. Bosch four ring electric hob, extractor above. UPVC SUDG door to the rear garden.

FIRST FLOOR LANDING
With loft access, door to cupboard housing the immersion tank for domestic water and shelving. Door to

BEDROOM ONE TO FRONT
10'6" x 12'10" (3.22 x 3.92)
With single panelled radiator.

BEDROOM TWO TO REAR
9'3" x 11'8" (2.84 x 3.57)

BEDROOM THREE TO FRONT
7'6" x 9'8" (2.30 x 2.96)
With single panelled radiator, built in over stairs storage cupboard with shelving. Built in dressing table with drawers to match. Door to

WET ROOM

5'8" x 5'0" (1.74 x 1.53)

With vanity sink unit, storage beneath, chrome mixer taps above, glazed shower screen with wall mounted Mira shower and PVC panelling surrounds. Chrome heated towel rail. Door to

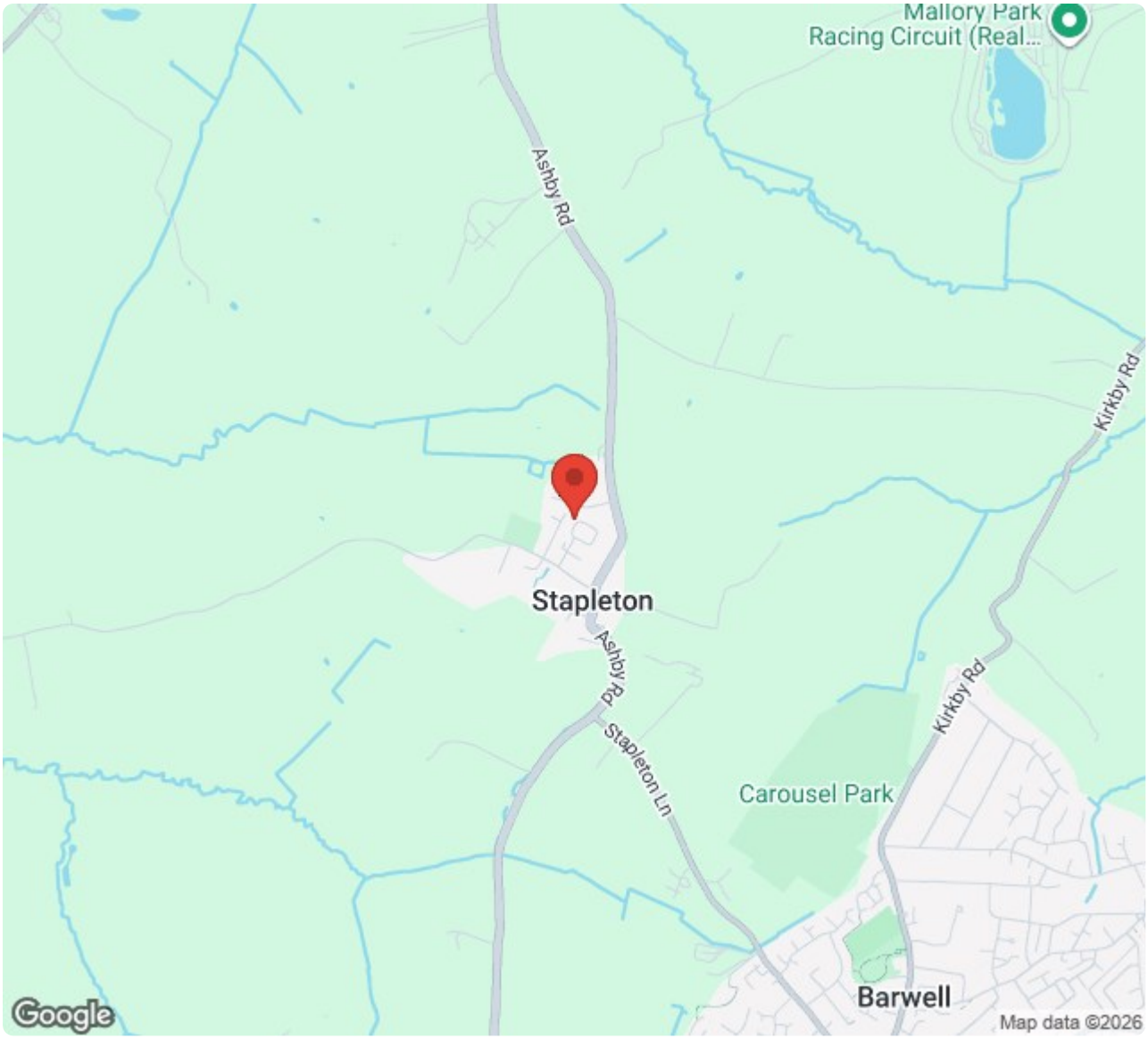
SEPARATE WC

2'1" x 5'1" (0.66 x 1.56)

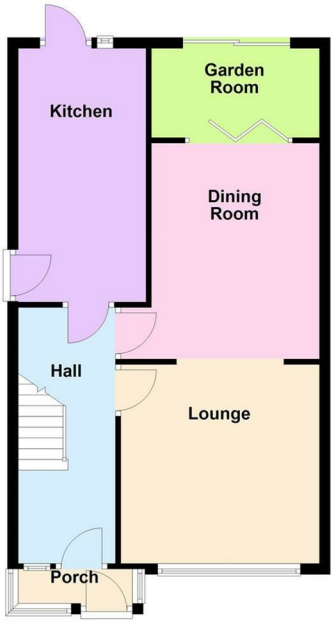
With tiled flooring, low level WC.

OUTSIDE

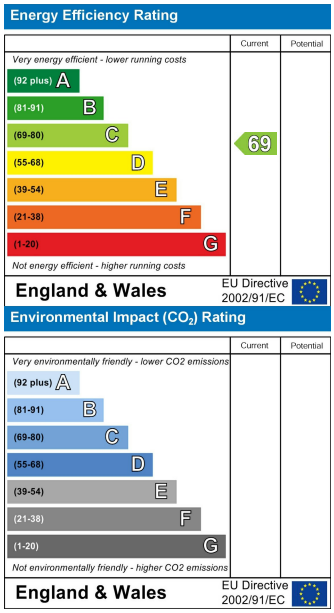
The property to front has a decorative stone and concrete driveway leading to a single garage. The front garden is predominantly laid to lawn surrounded with mature shrubs and hedging, solar panels to the roof. The single garage has PVC double doors to front and a pedestrian door to side. The rear garden has a concrete slabbed patio adjacent to the rear of the house with raised sleeper beds, there is a further area of decorative stone, a greenhouse and an oil tank.



Ground Floor



First Floor



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