

**Scrivins & Co Ltd** 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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## 15 WRIGHT ROAD, STONEY STANTON, LE9 4AL

**ASKING PRICE £215,000**

**NO CHAIN.** Impressive 2017 Jelson built Cartmel design semi detached house on a good sized plot. 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 with good access to major road links. Well presented, NHBC guaranteed and energy efficient with good quality fixtures and fittings including white panel interior doors, spindle balustrades, burglar alarm system, shutter blinds, smoke alarms, spotlights, gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers entrance hallway, separate WC, kitchen and lounge dining room. Two double bedrooms and bathroom with shower. Long Driveway and good sized enclosed rear garden. Light fittings, carpets, blinds, curtains and white goods included.



## TENURE

Freehold  
Council Tax Band B  
EPC Rating B

## ACCOMMODATION

A navy blue composite front door leads to the

## ENTRANCE HALLWAY

With stairway leading to the first floor with white spindle balustrades, thermostat for the central heating system on the ground floor, smoke alarm, double panelled radiator. A white panelled interior door leads to

## SEPARATE WC

3'11" x 5'4" (1.20 x 1.65)

With low level WC, pedestal wash hand basin with tiled splashback, keypad for the burglar alarm system and consumer unit. Vinyl flooring and double panelled radiator.



## FRONT KITCHEN

10'1" x 6'3" (3.08 x 1.91)

With a range of white floor standing fitted kitchen units with roll edge working surfaces above and inset stainless steel drainer sink with mixer tap. There is an integrated AEG oven with matching gas hob above, stainless steel extractor and a Hotpoint fridge freezer and washing machine. Further range of wall mounted cupboard units, one is concealing the Potterton gas combination boiler for central heating and domestic hot water, tiled splashbacks and tiled flooring. Inset ceiling spotlights and shutter blinds.



## REAR LOUNGE/DINING ROOM

14'1" x 11'10" (4.31 x 3.63)

With UPVC SUDG French doors leading to the rear garden. Double panelled radiator, TV aerial point. White panelled door leading to an under stairs storage cupboard.



## FIRST FLOOR LANDING

With loft access and smoke alarm. White panelled interior door to



### FRONT BEDROOM ONE

12'0" x 9'4" (3.67 x 2.87)

With a double wardrobe unit with rail and drawers, double panelled radiator. Shutters to windows and thermostat for the central heating on the first floor. A white panelled interior door leads to an over stairs storage cupboard.



### REAR BEDROOM TWO

6'3" x 14'1" (1.91 x 4.31)

With double panelled radiator and shutters to windows.



### BATHROOM

6'1" x 7'2" (1.87 x 2.19)

With a white panelled bath with mixer tap, shower attachment and shower screen to side. Low level WC, pedestal wash hand basin with light up mirror above and tiled surrounds. Chrome heated towel rail, laminate wood strip flooring and extractor fan.

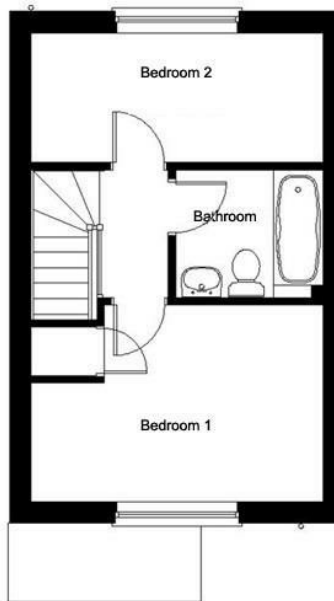
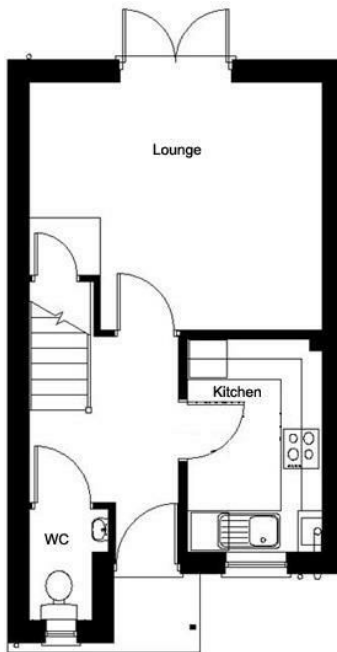
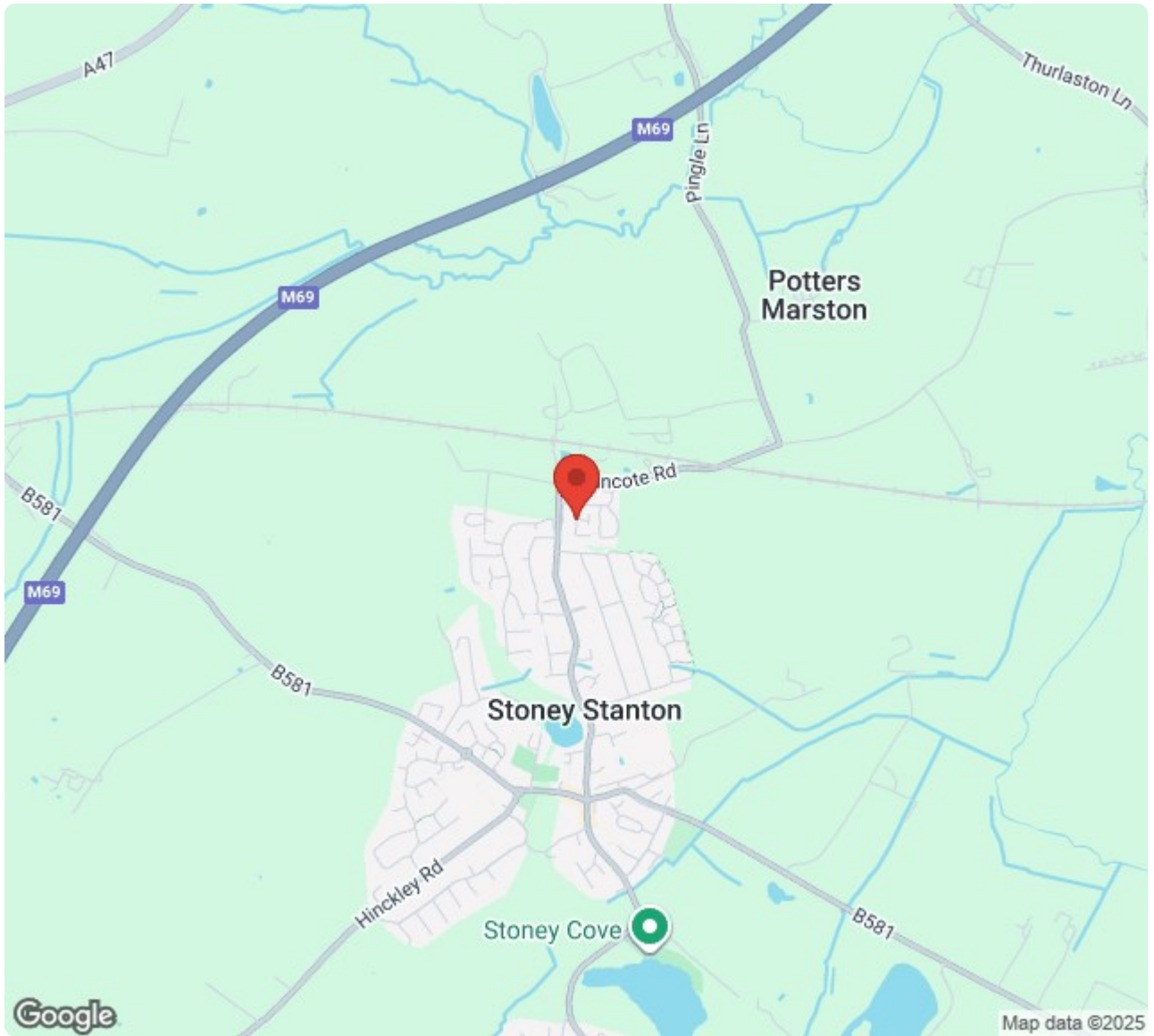


### OUTSIDE

The property is nicely situated at the head of a cul de sac with a long tarmac driveway to side and a front garden which is principally hard landscaped in stone and a border with shrubs. A tarmac and slabbed pathway lead to the front door and a further slabbed pathway leads to a side pedestrian gate which offers access to the fully fenced, good sized enclosed rear garden which has a slabbed patio adjacent to the rear of the property. Beyond which the garden is principally laid to lawn with a timber shed.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>82</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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