

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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## 6 DISNEY CLOSE, STONEY STANTON, LE9 4BU

**£280,000**

**NO CHAIN!** Extended 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, bus services, parks, public houses, takeaways and good access to major road links. In need of updating benefiting from wood panelled interior doors, laminate wood strip flooring, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hallway, lounge, dining room, kitchen and separate WC. Four bedrooms (one with en suite shower room) and bathroom. Wide driveway to single garage. Good sized enclosed rear garden with shed. Carpets, blinds and light fittings included.



## TENURE

Freehold  
Council tax Band C

## ACCOMMODATION

Composite and SUDG front door to

## ENTRANCE HALLWAY

With radiator, inset ceiling spotlights, opening through to

## LOUNGE TO FRONT

16'4" x 15'6" (4.98 x 4.73)

With radiator, wall lights, wood panel door through to



## DINING ROOM TO REAR

8'11" x 10'6" (2.73 x 3.21)

With radiator, laminate wood strip flooring, UPVC SUDG sliding door to the rear garden, stairway to first floor with under stairs storage cupboard, wood panelled door to



## KITCHEN TO REAR

15'1" x 13'3" (4.61 x 4.06)

With a range of floor standing fitted kitchen units will roll edge working service above, inset one and a half bowl drainer sink with mixer tap above, appliance recess points, tiled splashbacks, cooker with extractor above and a further range of matching wall mounted cupboard units, vinyl flooring, radiator, UPVC SUDG sliding door to the rear garden, wooden interior door to



## SEPARATE WC

3'5" x 7'9" (1.06 x 2.37)

With low level WC, wall mounted sink unit, tiled splashbacks, tiled flooring, UPVC SUDG door to



## GARAGE

12'0" x 7'9" (3.67 x 2.38)

Housing the wall mounted Worcester gas combination boiler, gas and electric meters, fuse box with double doors to front.

### FIRST FLOOR LANDING

With loft access, doors to a storage cupboard, wooden interior door to

### BEDROOM ONE TO REAR

10'5" x 12'2" (3.19 x 3.71)

With radiator, fitted shelving and hanging rails.



### BEDROOM TWO TO FRONT

10'10" x 9'3" (3.31 x 2.83)

With radiator, door to a storage cupboard.



### BEDROOM THREE TO FRONT

7'1" x 18'5" (2.16 x 5.63)

With radiator, opening to



### **ENSUITE SHOWER ROOM**

6'11" x 5'8" (2.12 x 1.73)

With corner shower cubicle with mains shower attachment and sliding shower doors, low level WC, pedestal wash hand basin, fully tiled surrounds, tiled flooring, inset ceiling spotlights, extractor fan.



### **BEDROOM FOUR TO FRONT**

6'9" x 8'2" (2.08 x 2.51)

With radiator.



### **BATHROOM TO REAR**

5'7" x 7'10" (1.72 x 2.40)

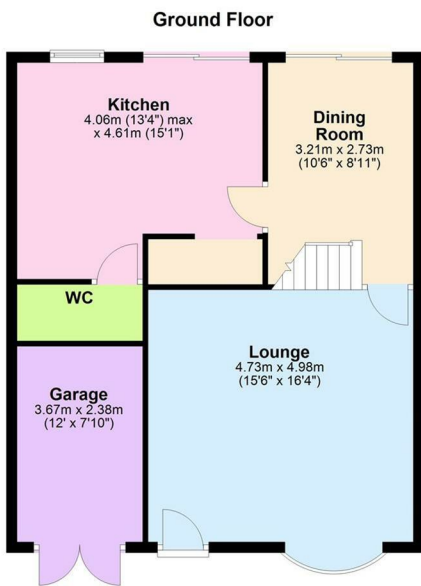
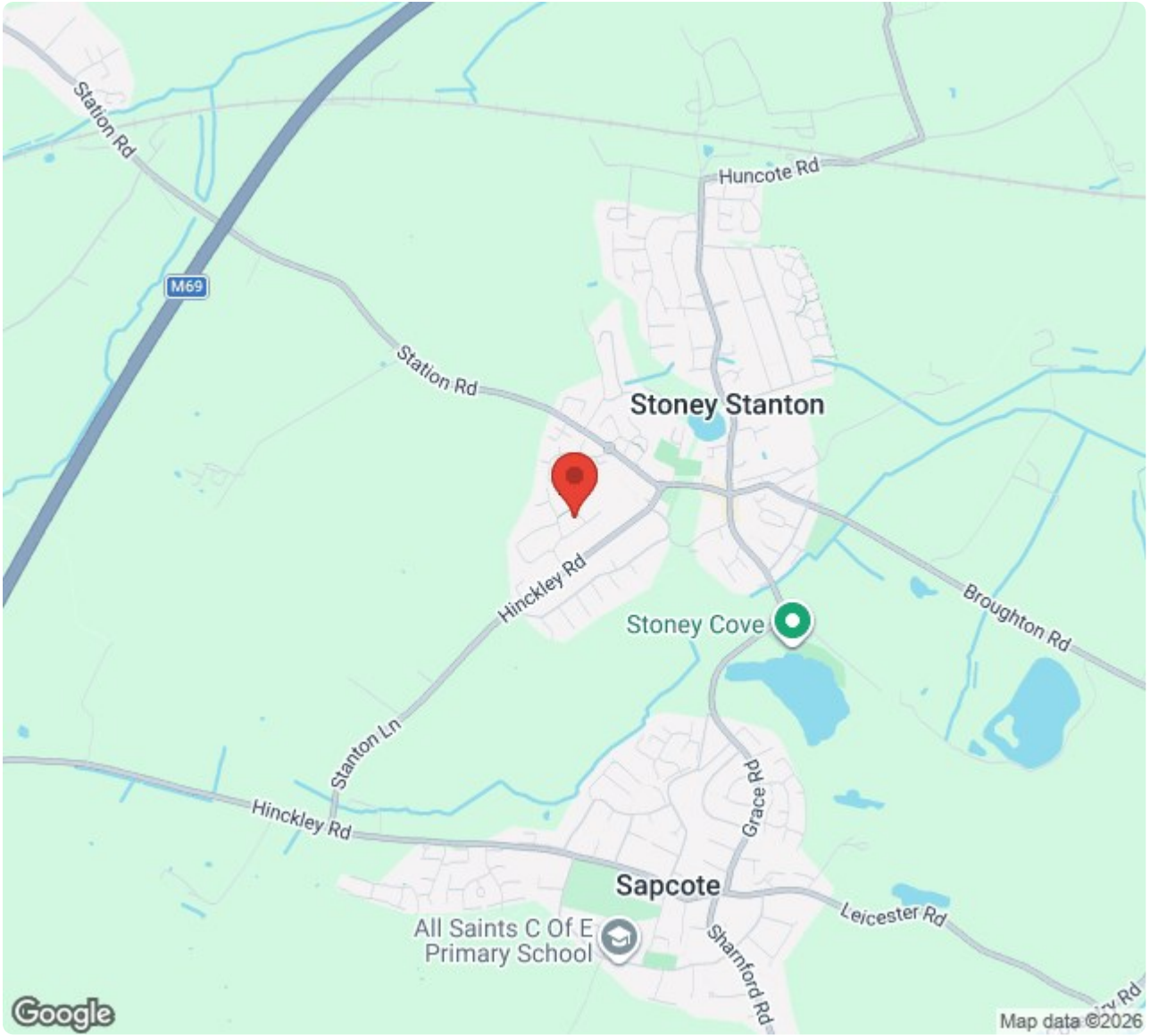
With panelled bath with mixer tap mains shower attachment and screen to side, low level WC, pedestal wash hand basin, tiled surrounds, laminate flooring, radiator.



### **OUTSIDE**

Outside the property is nicely situated in a cul de sac set well back from the road with a wide driveway to front, access down the left hand side of the property leads to the fenced and enclosed rear garden with a slab patio adjacent to the rear of the property beyond which the garden is principally laid to lawn, to the top of the garden is a good sized timber shed.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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 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			
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