

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
Company Number: 11832775 (Registered in England and Wales)

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7 STANTON ROAD, ELMESTHORPE, LE9 7SH

£270,000

Delightful, extended vastly improved and refurbished town house on a large plot close to open countryside. Sought after and convenient location within walking distance of The Wentworth Arms, Badgers Mount and with easy access to larger local village centres of Earl Shilton, Barwell and Stoney Stanton and good access to major road links. Immaculately presented including panelled interior doors, Amtico flooring, refitted kitchen and shower room, spotlights, , gas central heating and UPVC SUDG. Spacious accommodation offers lounge, open plan dining kitchen. Three bedrooms and shower room. Driveway, front and large rear garden with large shed. Viewing highly recommended.



TENURE

Freehold
Council Tax band B

ACCOMMODATION

Composite and SUDG front door to the

ENTRANCE HALLWAY

With vertical radiator, stairway to the first floor, smoke alarm, Amtico signature flooring, oak panel and glazed door to the

L SHAPED KITCHEN DINER

19'10" x 17'7" (6.06 x 5.37)

With a range of floor standing fitted kitchen units consisting of drawers and cupboards with a soft close and a wood effect working surface above, inset one and a half bowl porcelain sink with mixer tap, a range of integrated appliances include a double oven, Bora induction hob, full height fridge, washing machine, under counter space for a dishwasher, cupboard space for a microwave and one of the cupboards houses the Ideal gas combination boiler and a further matching wall mounted cupboard units, Amtico signature flooring, remote controlled variable ceiling lighting, vertical radiator, thermostat for the central heating system, oak panel door to the side entry/utility space with a range of fitted cupboard unit housing the electric meter and the fuse box. Mounted working surface with under counter space for a washing machine, tumble dryer or free standing freezer, UPVC SUDG door to the rear garden, oak and glazed double doors through to the



LOUNGE TO REAR

19'2" x 12'1" (5.86 x 3.69)

With TV aerial points, two double panelled radiators, UPVC SUDG french doors to the rear garden.



FIRST FLOOR LANDING

With loft access, smoke alarm and white panelled interior door to

BEDROOM ONE TO REAR

11'8" x 11'4" (3.56 x 3.46)

With TV aerial point and door to a cupboard currently used as a wardrobe with hanging rail.



BEDROOM TWO TO REAR

9'8" x 8'8" (2.96 x 2.65)

With a range of fitted wardrobes with mirror fronted sliding doors, two storage cupboards, double panelled radiator.



BEDROOM THREE TO FRONT

9'6" x 8'10" (2.90 x 2.70)

Currently set up as a home office with double panelled radiator, laminate wood strip flooring.



SHOWER ROOM TO FRONT

10'5" x 6'5" (3.20 x 1.96)

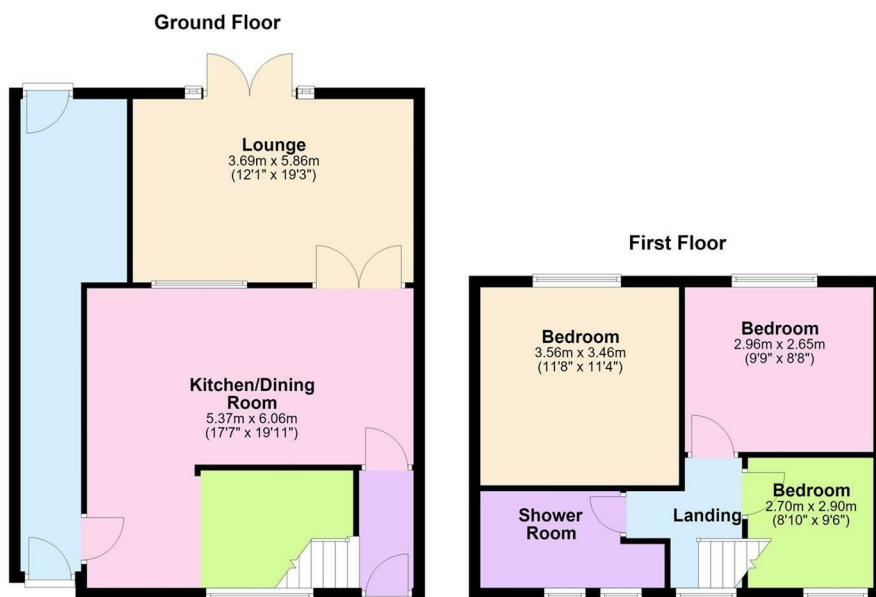
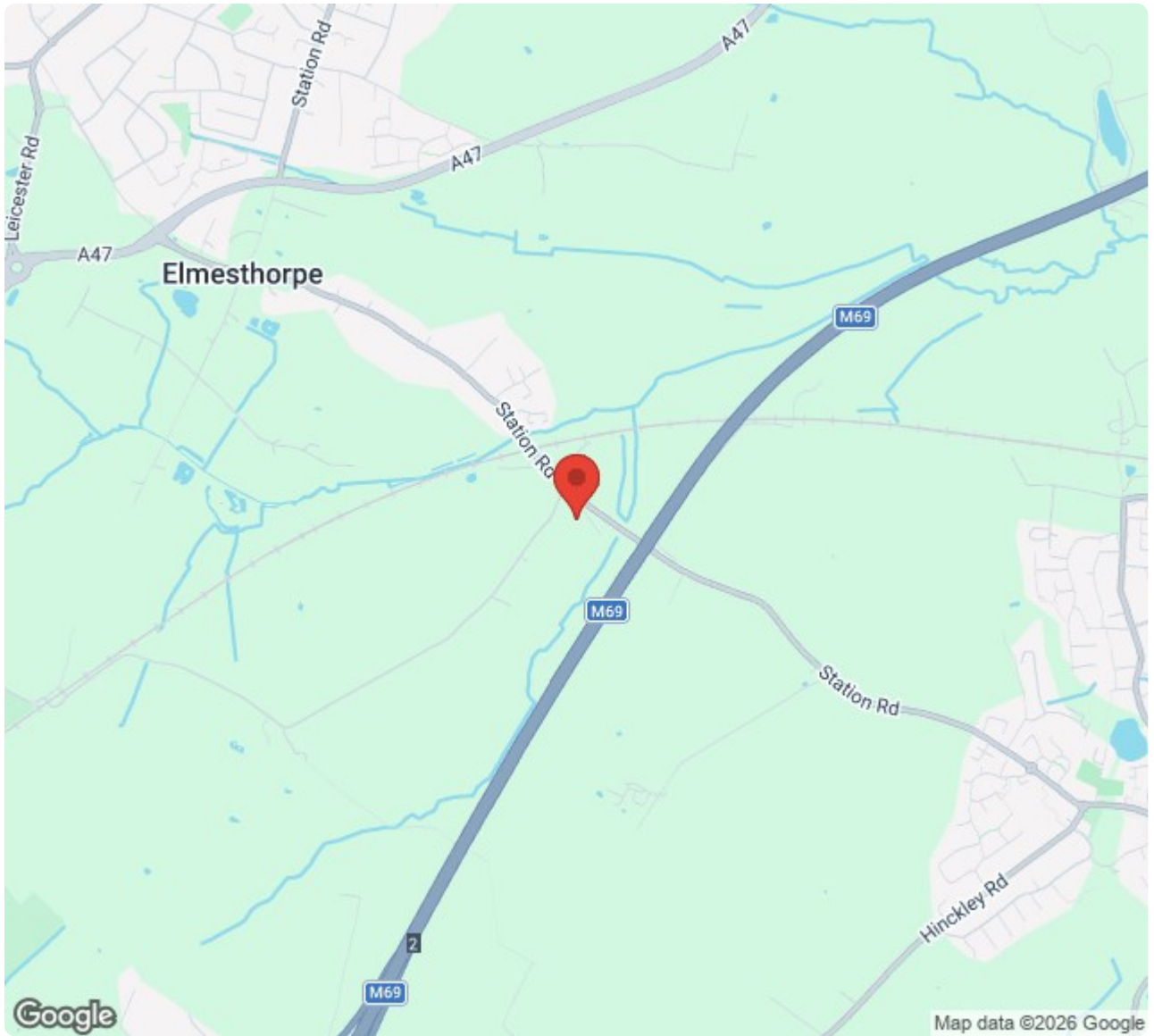
With a large fully tiled walk in shower cubicle with mains shower attachment and glass screen to side, low level WC, vanity sink unit with double cupboard beneath, tiled splashbacks, Amtico flooring, white heated towel rail.



OUTSIDE

Outside the property is nicely situated set well back from the road with a wide tarmac driveway to front beyond which there is a good sized lawned front garden with a slabbed pathway leading down the left hand side of the property to the side entrance and a further slabbed pathway leads across the front of the property to the front door. At the rear of the property is the good sized fenced and enclosed rear garden which is principally laid to lawn. There is an aluminium shed to the top of the garden (3m x 3m) with an outside light.





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		
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		
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