

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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10 ST. MARYS WAY, ELMESTHORPE, LE9 7NX

ASKING PRICE £225,000

Stylish Morris Homes built semi detached family home. Sought after and convenient village cul de sac development within easy reach of the village centre including shops, schools, doctors surgery, dentists, public houses, open countryside and with good access to major road links. Energy efficient, with a range of good quality fixtures and fittings, spindle balustrades, smoke alarms and gas central heating. Offers entrance hallway, separate WC, kitchen diner, utility room and lounge. 3 good sized bedrooms (main with en suite shower room) and bathroom. Enclosed rear garden and two allocated parking spaces to rear.



TENURE

Freehold
Council Tax Band C
EPC Rating B

ACCOMMODATION

Composite front door to the

ENTRANCE HALL

With stairway to the first floor, radiator and wooden interior door to

SEPARATE WC

3'2" x 6'0" (0.99 x 1.83)

With low level WC, vanity sink unit with cupboard beneath, radiator and vinyl flooring.

THROUGH LOUNGE

15'4" x 15'6" x 16'5" max (4.68 x 4.73 x 5.02 max)

With radiator, TV aerial point and shutters to windows.



KITCHEN DINER

9'3" x 15'4" (2.84 x 4.69)

With a range of floor standing kitchen units with roll edge working surfaces above, gas hob with stainless steel splashback and matching extractor above. Inset stainless steel one and a half bowl drainer sink with mixer tap. Further integrated appliances include a Neff oven and there is space for a fridge freezer. Further matching range of wall mounted cupboard units. Inset ceiling spotlights, vinyl flooring and UPVC SUDG French doors to the rear garden. Wood panelled interior door to



UTILITY ROOM

6'6" x 4'1" (2.00 x 1.26)

With working surface with cupboard beneath and space for a washing machine and tumble dryer. Stainless steel drainer sink with mixer tap and wall mounted cupboard unit housing the gas combination boiler for central heating and domestic hot water. Vinyl flooring, extractor fan and door to the rear garden.

FIRST FLOOR LANDING

With loft access, storage cupboard and smoke alarm. Wood panelled interior door to

BEDROOM ONE TO FRONT

8'7" x 13'8" (2.63 x 4.18)

With fitted double wardrobe unit, TV aerial point, radiator and door to



EN SUITE SHOWER ROOM

4'3" x 5'4" (1.31 x 1.65)

With shower cubicle with shower attachment above and folding shower screen, low level WC, vanity sink unit with double cupboard beneath. Inset ceiling spotlights, vinyl flooring, extractor fan and radiator.



BEDROOM TWO TO FRONT

7'8" x 9'7" (2.34 x 2.93)

With radiator.



BEDROOM THREE

7'8" x 9'7" (2.34 x 2.93)

With radiator.

BATHROOM

6'2" x 5'5" (1.88 x 1.67)

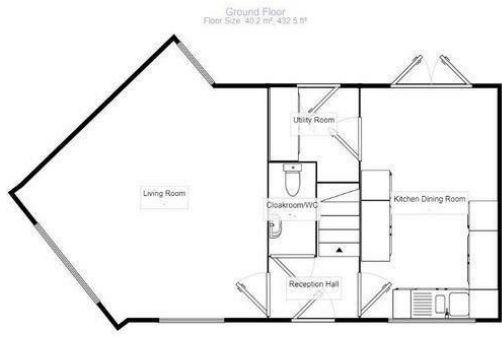
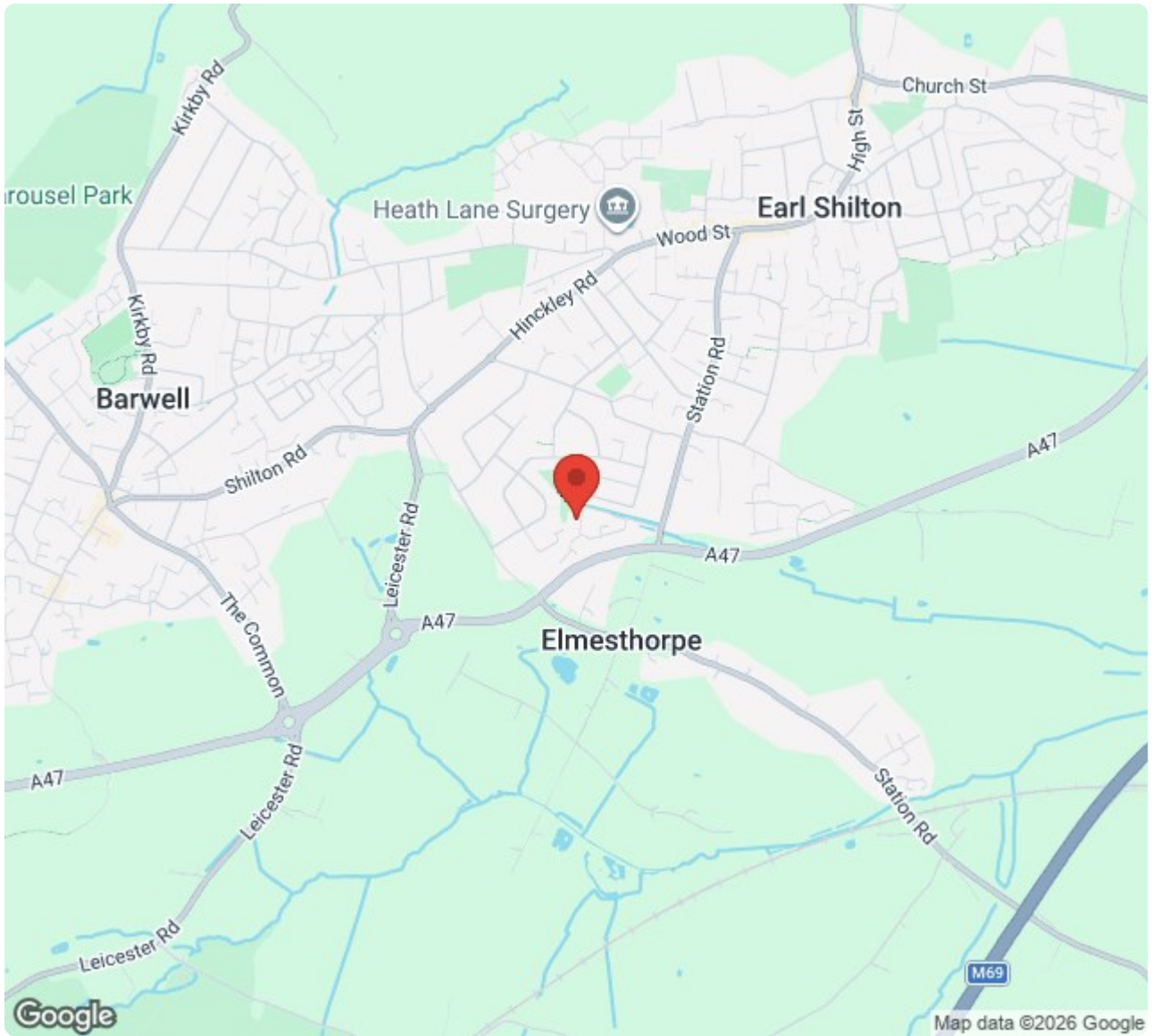
With panelled bath with two shower attachments, mixer tap and shower screen to side, low level WC and vanity sink unit with double cupboard beneath. Heated towel rail, inset ceiling spotlights, vinyl flooring and extractor fan.



OUTSIDE

The property is nicely situated set back from the road with a front garden that is laid to lawn with stone borders and a slabbed pathway to the front door. A slabbed pathway and pedestrian gate offer access to the enclosed rear garden with a stoned and slabbed patio adjacent to the rear of the property beyond which the remainder of the garden is laid in Astroturf and stone. At the rear of the property at two allocated parking spaces.





Measurements are approximate. Not to scale. For illustrative purposes only.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-----------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 94 |
| (81-91) B | | 83 | |
| (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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