

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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3 LOVELACE CRESCENT, ELMESTHORPE, LE9 7SL

OFFERS OVER £450,000

Stunning four bedroom detached family home in a quiet cul de sac location 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 and benefiting from tiled flooring, Amtico flooring, oak panelled interior doors, high spec kitchen and bathrooms, integrated appliances, brushed chrome light switches and sockets, solar panels, roof lantern, bi-fold doors, log burners, anthracite radiators, granite working surfaces, concealed lighting, burglar alarm system, gas central heating and UPVC SUDG. Spacious accommodation offers entrance porch, entrance hallway, separate WC, lounge, kitchen diner and utility room. Four double bedrooms (one with en suite wet room, one with en suite shower room) and bathroom with four piece suite. Large block paved driveway to front leading to the garage. Good sized rear garden with granite patio. Composite workshop and wood shed. Carpets, blinds and light fittings included.



TENURE

Freehold
Council Tax Band D

ACCOMMODATION

UPVC SUDG front door to

ENTRANCE PORCH

With inset ceiling spotlight and a further UPVC SUDG door to the

ENTRANCE HALLWAY

With stairway to the first floor, inset ceiling spotlight, coving to ceiling, radiator, smoke alarm, Amtico strip flooring, oak panelled interior door to the under stairs storage cupboard and a further oak panelled interior door to



SEPARATE WC

2'7" x 5'10" (0.81 x 1.79)

With low level WC, wall mounted sink unit with tiled splashback and Amtico strip flooring.



LOUNGE TO FRONT

20'9" x 12'4" (6.34 x 3.76)

With feature log burner with slate tiled hearth and brick backing. TV aerial point, two double panelled radiators, two matching wall lights, WIFI controlled concealed ceiling lighting and Amtico strip flooring.



OPEN PLAN KITCHEN DINER

20'6" x 18'11" max (6.27 x 5.77 max)

With a range of floor standing fitted kitchen units with granite working surface above and inset one and a half bowl stainless steel drainer sink with mixer tap. A range of integrated appliances include double Neff ovens matching Neff induction hob and extractor fan, fridge freezer, dishwasher and wine fridge. A further range of matching wall mounted cupboard units. Matching island unit with floor standing cupboards, pan drawers and matching granite working surface above with seating. Tiled splash backs, inset ceiling spotlights, concealed ceiling lighting and tile strip flooring. Feature fireplace with wall integrated log burner and tiled flooring beneath. Matching display cabinet cupboards and drawers, matching granite working surface above, two glass fronted display units and shelving. Vertical radiator, bifold doors to the rear garden, tile and turn door, double panelled radiator. Oak panelled interior door to a inner lobby. Further oak panelled interior door to



UTILITY TO SIDE

6'7" x 4'6" (2.03 x 1.39)

With fitted working surface with space for washing machine and tumble dryer beneath and a double cupboard unit. Integrated sink with mixer tap. A further range of matching wall mounted cupboard units, tiled splashback, inset ceiling spotlight, fuse box, tile strip flooring, half tile surrounds, UPVC SUDG door to



COVERED SIDE ENTRY

With two UPVC SUDG doors leading to the front and the back of the property and tiled flooring.

INNER HALLWAY

With white wooden door leading to the garage, fuse box for the garage and the downstairs bedroom, ceiling access panel and built in full height double storage cupboard with shelving. Oak panelled interior door to

BEDROOM FOUR TO REAR

10'11" x 10'1" (3.35 x 3.09)

To be fitted with brand new carpets.

With inset ceiling spotlights, electric heater and oak panelled sliding door to

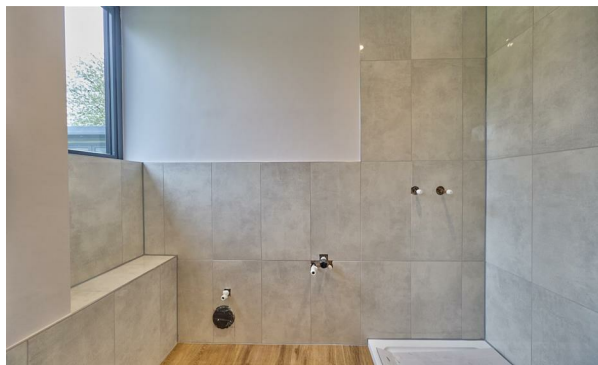


ENSUITE SHOWER ROOM

6'9" x 3'10" (2.08 x 1.18)

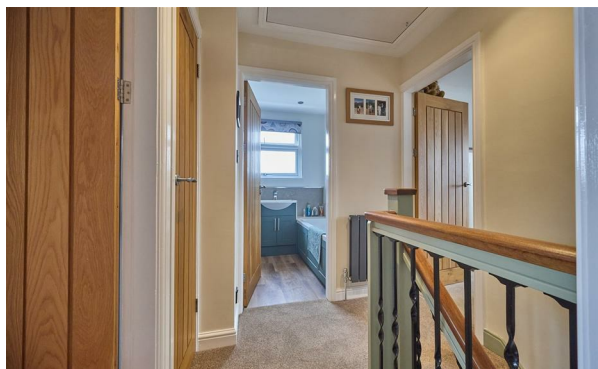
With anthracite heated towel rail, tiled surrounds, inset ceiling spotlights and extractor fan.

To be fitted with a mains shower unit with glass shower screen, sink unit and low level WC.



FIRST FLOOR LANDING

With large loft access with ladder, boarded, insulated and has lighting. Oak panelled interior door to a storage cupboard with the Worcester gas combination boiler (approximately two years old) and oak panelled interior door to



BEDROOM ONE

15'5" x 14'11" (4.71 x 4.55)

With a range of bespoke fitted bedroom furniture consisting of one double wardrobe, one single wardrobe, a range of matching drawer units and a matching bedside table. Inset ceiling spotlights, vertical radiator, TV aerial point and oak panelled interior door to



ENSUITE WET ROOM

7'0" x 6'0" (2.14 x 1.83)

With a fully tiled walk in wet room with electric under floor heating, shower cubicle with two mains shower attachments and glass screen to side. Low level WC, vanity sink unit with drawer beneath and fully tiled surrounds including the flooring. Inset ceiling spotlights, heated towel rail and extractor fan.



BEDROOM TWO TO FRONT

12'3" x 12'5" (3.74 x 3.79)

With a range of fitted bedroom furniture consisting of two double and two single wardrobe units with matching double cupboard units and matching dressing table with three drawers. TV aerial point, radiator, door to eaves storage space with light.



BEDROOM THREE TO REAR

10'1" x 10'6" (3.09 x 3.21)

With radiator, inset ceiling spotlights and door to eaves storage space with lighting.



BATHROOM TO SIDE

7'8" x 6'0" (2.36 x 1.83)

A four piece suite with shower cubicle with two mains shower attachments, smart control panel, aqua boarding panels and glass shower door to side. Low level WC and vanity sink unit with double cupboard beneath and further storage cupboards with stone surface above. Panelled bath with mixer tap and vertical radiator. Inset ceiling spotlights and laminate strip flooring.

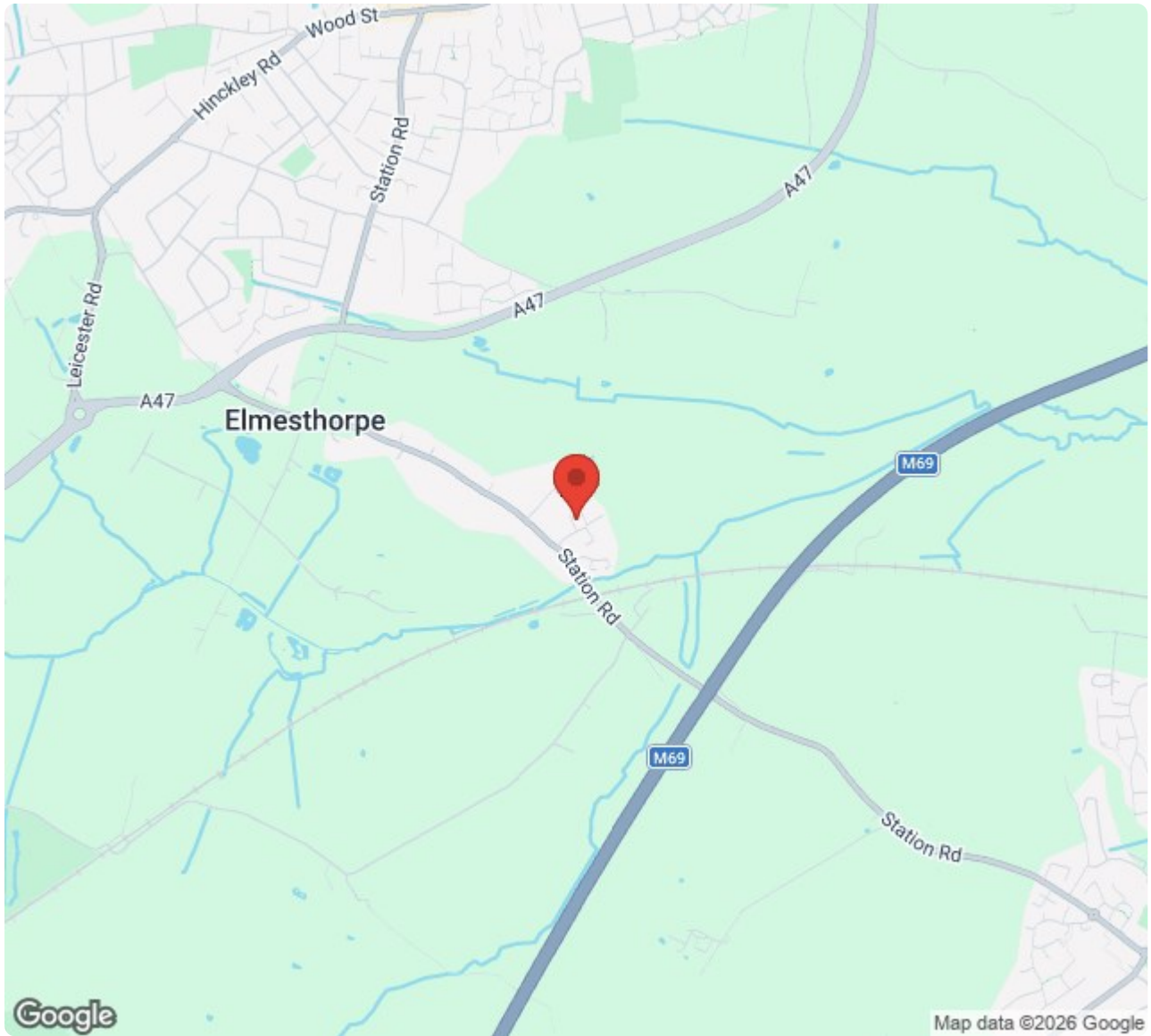


OUTSIDE

The property is nicely situated, in a cul de sac, set well back from the road with a block paved driveway to front enclosed by a brick wall and a stoned border and leading to the integral garage (3.24m x 5.38m) with electric roller shutter door to front, lighting, power, temporary dividing wall and fitted shelving units. Access down the right hand side of the property through wrought iron gates leads to the covered side entry. Outside power point, hot and cold water taps, gas, electric and solar panels meters. The garden is fully enclosed with a granite patio adjacent to the rear of the property and edged by a low brick wall with outside lighting. Steps lead to the remainder of the garden which is principally lawned with a surrounding border and edged with railway sleepers. There is also a pathway leading up the right hand side of the garden the outdoor composite workshop (5.69m x 2.29m) with Kingspan roof, UPVC SUDG French doors, lighting, power, electric and panel heater. There is also security lighting. The property benefits from solar panels which are owned.







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 (CO₂) 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		
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