

Scrivins & Co

Sales & Lettings

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

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15 CADLE CLOSE, STONEY STANTON, LE9 4HD

ASKING PRICE £270,000

NO CHAIN! Extended bay fronted semi detached family home. Sought after and convenient cul de sac location on a private driveway within walking distance of the village centre including a parade of shops, post office, doctors surgery, primary school, recreational facilities, takeaways, public houses, open countryside and good access to major road links. Well presented including white panelled interior doors, laminate wood strip flooring, gas central heating and UPVC SUDG. Spacious accommodation offers entrance porch, entrance hallway, lounge, open plan living dining kitchen, side porch and wet room. Three bedrooms and bathroom. Driveway to front and sunny enclosed rear garden. Blinds, curtains and light fittings included.



TENURE
FREEHOLD

ACCOMMODATION

UPVC SUDG front door leading to an entrance porch which houses the consumer unit, a further wooden glazed door offers access to

ENTRANCE HALLWAY

With stairway to first floor, white panelled interior door leads to

LOUNGE TO FRONT

11'4" x 13'0" (3.47 x 3.97)

With single panelled radiator, a feature fireplace with stone hearth and backing and wooden mantle surround, incorporating a stone effect electric fire. TV aerial point and an opening to



EXTENDED OPEN PLAN LIVING DINING KITCHEN

14'7" x 23'9" (4.46 x 7.24)

The kitchen area with a range of floor standing blue fitted kitchen units with a wood roll effect working surface above and an inset stainless steel sink & drainer with mixer tap, tiled splashbacks. Integrated oven with gas hob above and extractor. Integrated dishwasher, plumbing for a washing machine and venting for a tumble dryer. Further range of matching wall mounted cupboard units, laminate wood strip flooring, ceiling spotlights. White panelled interior door leads to under stairs storage cupboard and the remainder of the living area has inset ceiling spotlights, two Keylight skylight windows. Two Vertical radiators, and sliding UPVC SUDG leading to the rear garden. White wood panelled interior door leading to .



WETROOM TO REAR

8'0" x 5'8" (2.45 x 1.73)

With low level WC and pedestal wash hand basin, full tiled surrounds and a electric shower attachment, inset ceiling spotlights, double panelled radiator. A further white panelled interior door leads to

SIDE PORCH

3'4" x 5'8" (1.04 x 1.74)

UPVC SUDG door which leads to the front of the property and also houses the Logic gas boiler for central heating and domestic hot water.

FIRST FLOOR LANDING

With loft access, radiator, smoke alarm and white panelled interior door that leads to a cupboard housing the water tank and has shelving. White panelled interior door leads to

BEDROOM ONE TO FRONT

8'9" x 14'8" (2.69 x 4.48)

With single panelled radiator.



BEDROOM TWO

8'6" x 9'2" (2.61 x 2.8)

With single panelled radiator



BEDROOM THREE TO REAR

5'10" x 7'5" (1.78 x 2.28)

With single panelled radiator



BATHROOM TO SIDE

7'2" x 5'6" (2.20 x 1.70)

With a white panelled bath with mixer tap and electric shower attachment above. Low level WC, pedestal wash hand basin. Fully tiled surrounds, chrome heated towel rail and extractor fan.

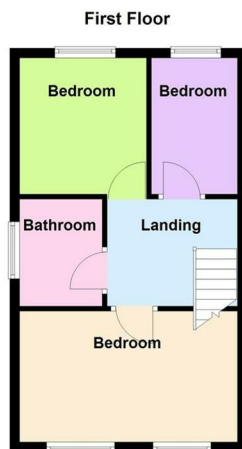
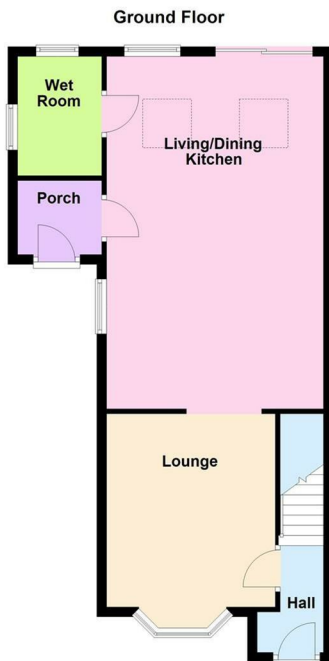
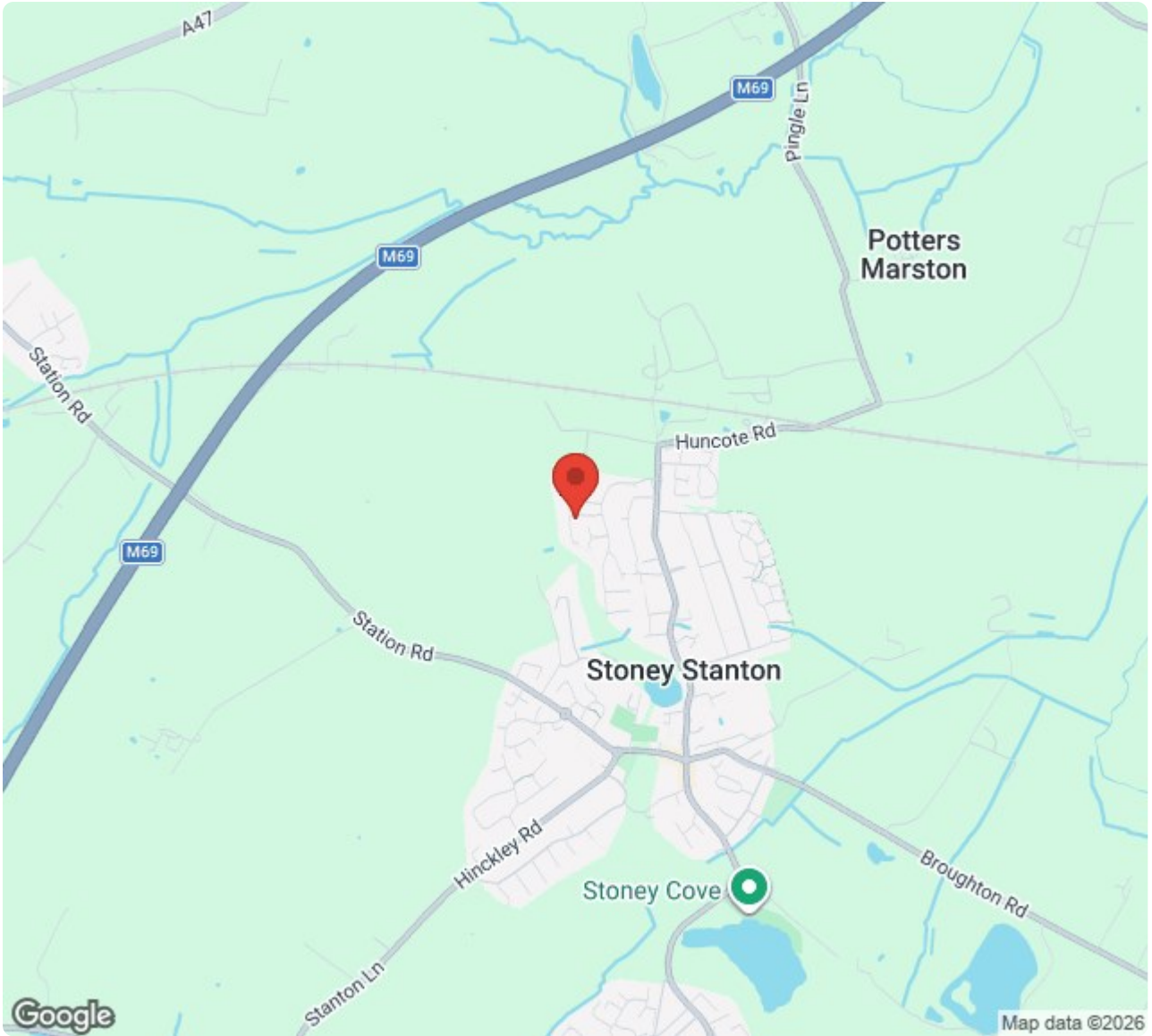


OUTSIDE

The property is nicely situated, set back from the road in a cul-de-sac with a block paved driveway to front, which leads down the side of the property to a pedestrian gate and offers access to a block paved patio area which has access to the side porch. A further pedestrian gate offers access to the fully fenced and enclosed rear garden, with a timber decking area adjacent to the rear of the property with outside power points, lighting and tap. Beyond this the garden is principally laid to lawn with two slabbed pathways leading down to the bottom of the garden where there is a further timber decking seating area. Timber shed with power. The garden is south facing.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	75
(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			
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Not environmentally friendly - higher CO ₂ emissions			
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