

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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### 13 KNIGHTS CLOSE, STONEY STANTON, LE9 4BP

**OFFERS OVER £250,000**

No Chain. Attractive modern Jelson built semi detached family home on a large plot close to open countryside. Sought after and convenient location within walking distance of the village centre including a parade of shops, primary school, doctors surgery, recreational facilities, takeaways, public houses and good access to major road links. Well presented with a range of good quality fixtures and fittings including modern kitchen and bathroom, gas central heating and UPVC SUDG. Offers canopy porch, entrance hall, lounge, dining room and kitchen. Three bedrooms and bathroom with shower. Long driveway, good sized front and rear garden with large shed. Ample room for a garage or extension (STPP). Viewing recommended. Carpets and blinds included.





## TENURE

Freehold  
Council Tax Band B  
EPC Rating C

## ACCOMMODATION

Open pitched and tiled canopy porch. Attractive grey composite panel and SUDG front door to

## ENTRANCE HALLWAY

With grey oak finish laminate wood strip flooring, radiator, stairway to first floor. Door to

## LOUNGE TO FRONT

14'2" x 8'1" (4.33 x 2.48)

With double panelled radiator, TV aerial point. Door to useful under stairs storage cupboard with lighting and wall mounted consumer unit. Feature archway to



## DINING ROOM TO REAR

7'5" x 9'6" (2.28 x 2.91)

With grey ceramic tiled flooring, radiator, UPVC SUDG French doors leading to the rear garden. Door to

## FITTED KITCHEN TO REAR

6'9" x 9'6" (2.08 x 2.91)

With a range of gloss white fitted kitchen units consisting inset single drainer stainless steel sink unit, mixer taps above cupboard beneath. Further matching floor mounted cupboard units and three drawer unit, contrasting black roll edge working surfaces above with inset four ring gas hob unit, single Bosch fan assisted oven with grill beneath. Stainless steel Bosch chimney extractor hood above, grey tiled splashbacks, further matching wall mounted cupboard units. Appliance recess points and plumbing for automatic washing machine, wall mounted gas condensing combination boiler for central heating and domestic hot water. Grey ceramic tiled flooring, white composite and panelled SUDG door to the side of the property.



## FIRST FLOOR LANDING

With white spindle balustrades, door to an airing cupboard, loft access. Door to

## BEDROOM ONE TO REAR

8'4" x 13'0" (2.56 x 3.98)

With radiator.



### BEDROOM TWO TO FRONT

8'3" x 10'9" (2.54 x 3.28)

With radiator.



### BEDROOM THREE TO FRONT

7'0" x 7'11" (2.15 x 2.43)

With radiator.



### FAMILY BATHROOM TO REAR

5'11" x 6'7" (1.81 x 2.01)

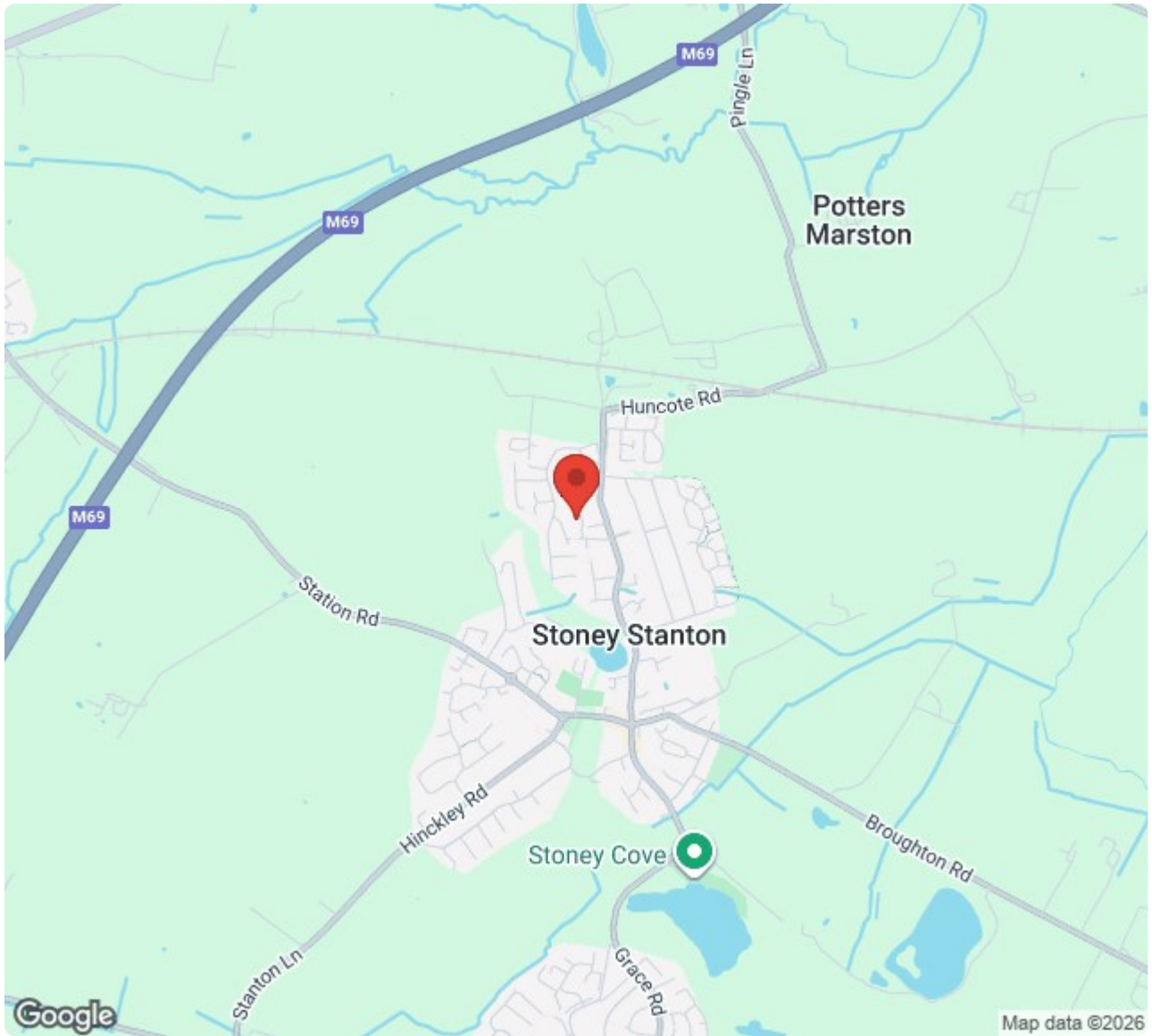
With white suite consisting L shaped panelled bath, mains rain shower above and hand held shower, glazed shower screen to side, pedestal wash hand basin and low level WC. Contrasting tiled surrounds, chrome heated towel rail.



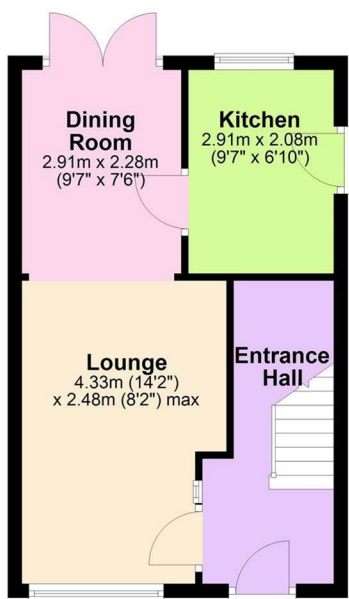
### OUTSIDE

The property is nicely situated in a cul de sac, set well back from the road the front garden is principally laid to law. There is a long slabbed driveway offering ample car parking leading down the side of the property through timber gates where there is ample room for a garage or extension (subject to planning permission) beyond which is the fully fenced and enclosed rear garden which has a full width porcelain patio adjacent to the rear of the property beyond which the garden is principally laid to lawn. There is a further timber decking patio to the top of the garden. There is also an outside tap and large timber shed measuring 6.01m x 2.31m with double timber doors to front, side pedestrian door and window, light and power and a consumer unit.

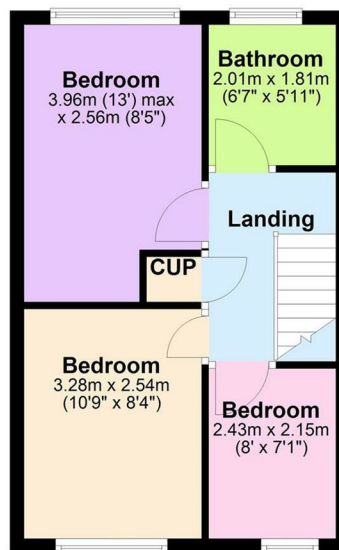




### Ground Floor



### First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		87
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	
(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		
England & Wales 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		
England & Wales EU Directive 2002/91/EC		



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