

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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25 SIMPSON ROAD, STONEY STANTON, LE9 4AF

OFFERS OVER £260,000

Impressive 2018 Jelson built Exton design semi detached family home with open views to front. 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. NHBC guaranteed, energy efficient with a range of good quality fixtures and fittings including white panel interior doors, ceramic tiled flooring, spindle balustrades, wired in smoke alarms, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, separate WC, lounge and dining kitchen, three double bedrooms, (main with en-suite shower room), family bathroom, driveway to side, garage space STPP, front and enclosed rear garden. Contact agents to view. Carpets and curtains included.



TENURE

Freehold
Council Tax Band C
EPC Rating B

ACCOMMODATION

Open canopy porch with outside lighting, attractive composite panel and SUDG front door to

ENTRANCE HALLWAY

With single panelled radiator, wired in smoke alarm, telephone points including broadband. Digital programmer for thermostat for central heating system on the ground floor. Dogleg stairway to first floor with white spindle balustrades, useful under stairs storage cupboard beneath. Attractive white four panelled interior door to



SEPARATE WC

With white suite consisting low level WC, pedestal wash hand basin, tiled splashbacks. Radiator and extractor fan and concealed consumer unit. Wood panelled door to cloak cupboard housing the wall mounted gas condensing combination boiler for central heating and domestic hot water.

THROUGH LOUNGE

11'6" x 17'11" (3.51 x 5.47)

With two single panelled radiators, two digital audio broadcasting points. Wired in smoke alarm.



FITTED DINING KITCHEN

10'0" x 16'5" (3.06 x 5.01)

With a range of cream woodgrain matt fitted kitchen units with soft close doors, consisting inset single drainer stainless steel sink unit, mixer taps above, cupboard beneath. Further matching floor mounted cupboard units and four drawer unit, contrasting walnut finish roll edge working surfaces above with inset stainless steel four ring gas hob unit, single fan assisted oven with grill beneath. Stainless steel chimney extractor hood above. Tiled splashbacks, further matching range of wall mounted cupboard units. Appliance recess points, plumbing for automatic washing machine, ceramic tiled flooring, radiator, wired in heat detector and UPVC SUDG French doors leading to the rear garden.



FIRST FLOOR LANDING

With white spindle balustrades, wired in smoke alarm, loft access, the loft is partially boarded with lighting.

BEDROOM ONE

16'6" x 12'0" (5.03 x 3.68)

With two radiators, TV aerial point, digital thermostat for the central heating on the first floor, door to built in single wardrobe. Power point. Door to



EN-SUITE SHOWER ROOM

7'2" x 4'10" (2.19 x 1.48)

With white suite consisting of a fully tiled shower cubicle with glazed shower door, pedestal wash hand basin, low level WC, contrasting tiled surrounds, white heated towel rail. Extractor fan. Wall mounted mirror fronted bathroom cabinet.



FRONT BEDROOM TWO

10'10" x 7'10" (3.31 x 2.41)

With single panelled radiator.



REAR BEDROOM THREE

7'7" x 8'10" (2.33 x 2.71)

With radiator.



FRONT FAMILY BATHROOM

6'9" x 7'10" (2.07 x 2.40)

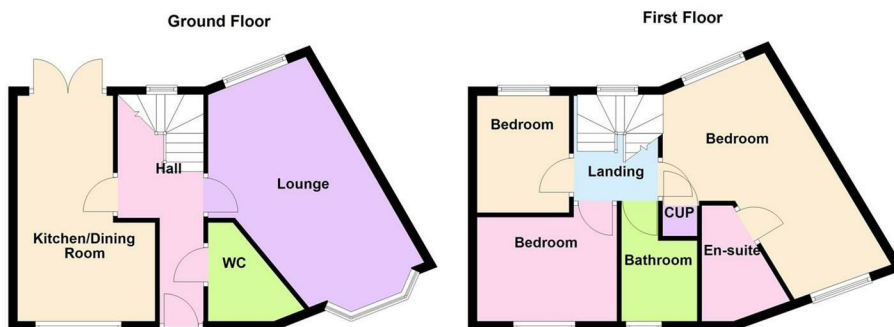
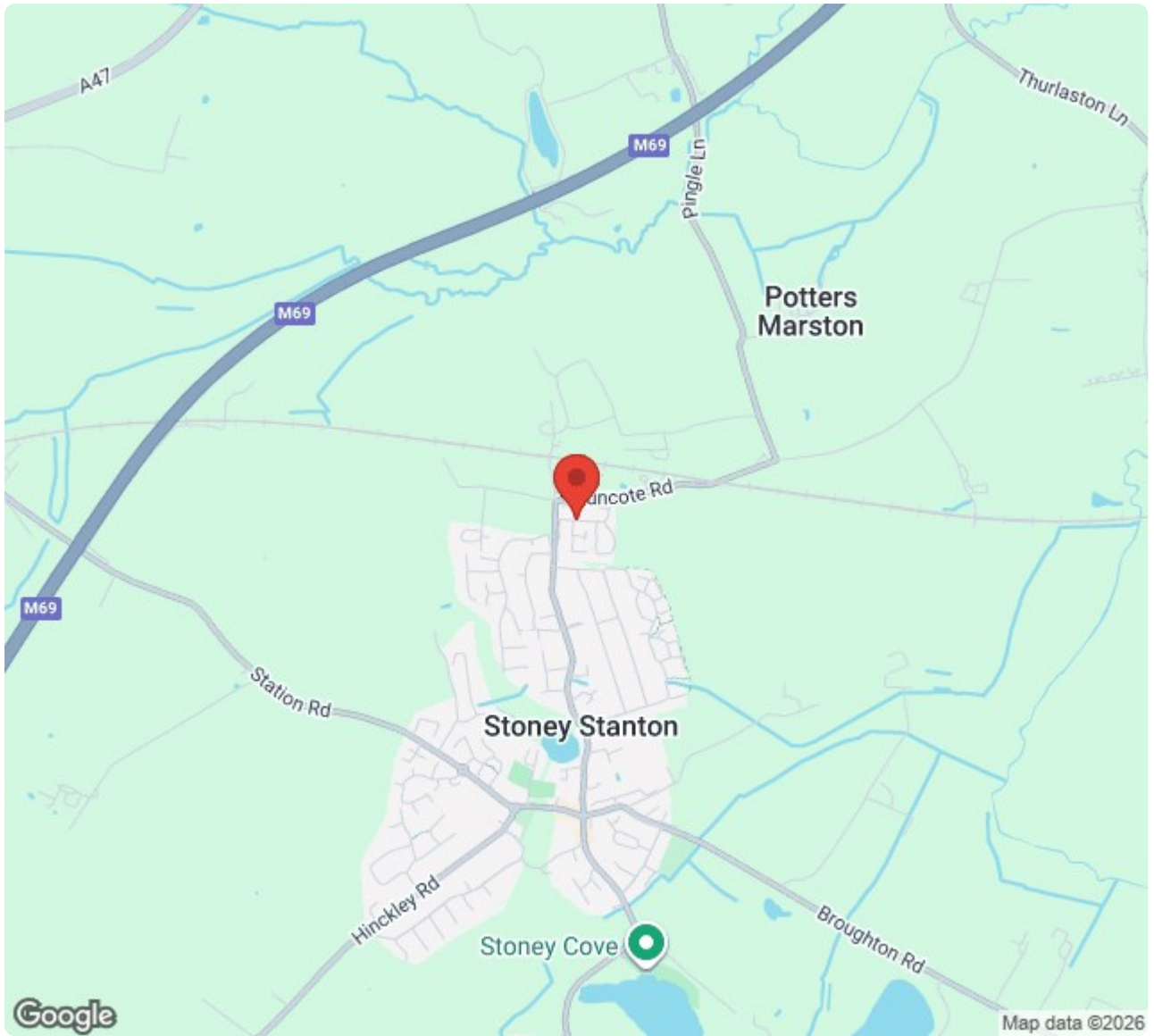
With white suite consisting panelled bath, pedestal wash hand basin, low level WC, contrasting tiled surrounds. White heated towel rail, shaver point and extractor fan.



OUTSIDE

The property is nicely situated on an advantageous corner plot with views over open countryside to front, set back from the road. The front garden is landscaped in slate chippings. A double length tarmacadam driveway leads down the side of the property where there is ample room for a garage/extension STPP. Outside tap, timber gate offers access to the fully fenced and enclosed rear garden with a slabbed patio adjacent to the rear of the property beyond which the garden is principally laid to lawn. To the top of the garden is a further timber decking patio.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(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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