

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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41 HUNCOTE ROAD, STONEY STANTON, LE9 4DH

£280,000

No Chain. Extended traditional semi detached family home on a large plot. Sought after and convenient location within walking distance to the village centre including a parade of shops, primary school, doctors surgery, bus service, parks, recreational facilities, open countryside, public houses, takeaways and good access to major road links. Well presented and much improved including feature fireplace, modern fitted kitchen and bathroom, tiled flooring, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance porch, entrance hall, lounge, dining kitchen, utility room and large UPVC SUDG conservatory. Three bedrooms and bathroom, impressive driveway offering ample car parking leading to a single garage. Large rear garden with workshop. Viewing recommended. Carpets included.



TENURE

Freehold
Council Tax Band B

ACCOMMODATION

UPVC SUDG front door to the

ENTRANCE PORCH

4'9" x 6'0" (1.46 x 1.83)

With power, lighting and a further UPVC SUDG door to the

ENTRANCE HALLWAY

With stairway to the first floor, double panelled radiator, white panelled interior door to the



LOUNGE TO FRONT

11'11" x 12'11" (3.65 x 3.96)

With feature fireplace incorporating a electric fire, TV aerial point and a white panelled door to the under stairs storage cupboard housing the fuse box and electric meter with tiled flooring, white panel door to the



KITCHEN TO REAR

11'10" x 8'10" (3.61 x 2.71)

With a range of floor standing fitted kitchen units with roll edge working surface above, inset stainless steel drainer sink with mixer tap, oven with four ring electric hob and extractor above, one full height storage cupboard unit and a further range of matching wall mounted cupboard units, tiled splashbacks, tiled flooring, double panelled radiator, UPVC door to the



UTILITY ROOM TO REAR

8'4" x 8'1" (2.56 x 2.48)

With a range of floor standing fitted units with roll edge working surface above and inset stainless steel drainer sink, under counter space for a washing machine and the wall mounted Ideal gas combination boiler. tiled flooring, double panelled radiator, UPVC SUDG door to the rear garden and door to the garage



BATHROOM TO REAR

6'0" x 8'11" (1.84 x 2.74)

With corner bath with mixer tap and mains shower attachment above, low level WC, pedestal wash hand basin, half tiled surrounds, double panelled radiator, tiled flooring.



CONSERVATORY TO REAR

12'10" x 9'5" (3.93 x 2.88)

With double panelled radiator, power, lighting and UPVC SUDG doors to the rear garden



FIRST FLOOR LANDING

With white panelled interior door to

BEDROOM ONE TO REAR

18'6" x 9'0" (5.64 x 2.76)

With double panelled radiator and loft access, the loft is boarded.



BEDROOM TWO TO FRONT

11'11" x 7'11" (3.64 x 2.43)

With double panelled radiator.



BEDROOM THREE TO FRONT

10'2" x 8'11" (3.11 x 2.73)

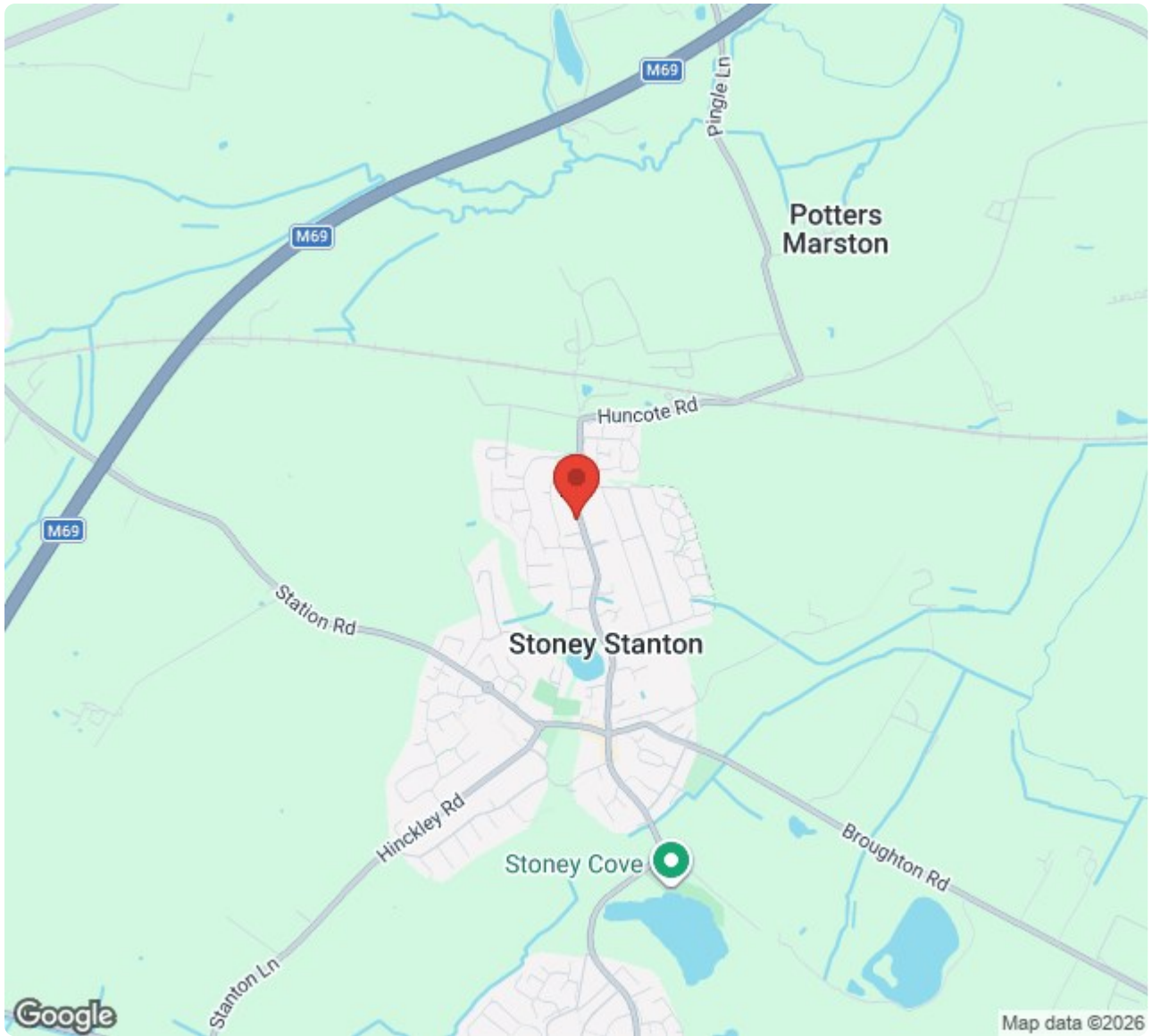
With double panelled radiator.



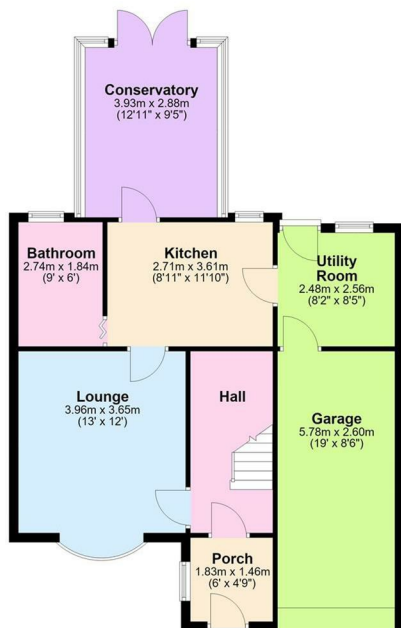
OUTSIDE

Outside the property is nicely situated set back from the road with a good sized driveway laid in stone to front leading to the integral garage (2.60m x 5.78m) with roller shutter door to front with lighting and power. To the rear of the property is the good sized enclosed rear garden with a slab patio adjacent to the rear of the property steps lead down the remainder of the garden which is principally laid to lawn with surrounding mature borders, a slab pathway leads down the centre of the property to the bottom of the garden. There is a workshop (2.18m x 4.46m) with lighting and a fitted working bench with cupboard beneath. Outside tap.

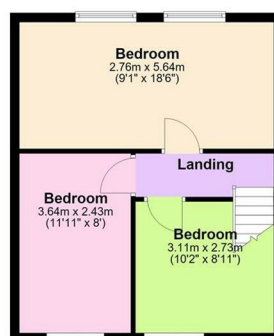




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			59
(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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