

Scrivins & Co

Sales & Lettings

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

T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk



42 JOHN BOLD AVENUE, STONEY STANTON, LE9 4DN

OFFERS OVER £285,000

NO CHAIN. Extended Ennis built detached family home. Sought after and convenient location within walking distance of the village centre including a parade of shops, primary school, doctors surgery, public houses, takeaways, recreational facilities, open country side and good access to major road links. Well presented and much improved including feature fireplace. Modern kitchen and shower room, fitted wardrobes, gas central heating and UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, lounge and open plan dining kitchen. 3 bedrooms and shower room. Driveway to carport and detached garage. Good sized front and enclosed rear garden with shed. Contact agents to view. Carpets, curtains, blinds and light fittings included.



TENURE

Freehold

Council tax band= C

ACCOMMODATION

UPVC SUDG front door with outside lighting to

ENTRANCE HALLWAY

With radiator, doorbell chimes, wall lights and stairway to first floor.

FRONT LOUNGE

12'5" x 17'4" (3.79 x 5.30)

With feature fireplace having ornamental wood surrounds, raised marble finish hearth and backing incorporating a living flame pebble effect electric fire, radiator, coving to ceiling, TV aerial point, two matching wall lights, digital thermostat for central heating and domestic hot water, feature archway to



EXTENDED L SHAPED OPEN PLAN DINING KITCHEN

15'7" x 19'0" (4.75m x 5.81m)

The dining area (3.27m x 2.37m) with coving to ceiling, USDG sliding patio doors to rear garden and feature archway to fitted kitchen to rear (4.75m x 2.43m). The kitchen area with a range of sage green fitted kitchen units consisting inset double bowl single drainer stainless steel sink unit, mixer taps above and cupboards beneath. Further matching range of floor mount cupboard units, 5 draw, 3 draw and a 2 draw unit. Contrasting roll edge working surfaces above with inset four ring gas hob unit, integrated extractor above and tiled splash back. Further matching wall mounted cupboard units, one tall larder unit, integrated double fan assisted oven with grill, appliances recess points, plumbing for automatic washing machine, dishwasher, tiled flooring, inset ceiling spotlights, digital programmer for central heating and domestic hot water, door to useful under stairs storage cupboard housing the electric meters, double power point, wall mounted gas condensing boiler for central heating and domestic hot water and a UPVC SUDG stable door to the side of the property.



FIRST FLOOR LANDING

Door to the airing cupboard housing the lagged copper cylinder fitted immersion heater for supplementary and domestic hot water and loft access with extending aluminium ladder for access.

FRONT BEDROOM ONE

13'2" x 12'5" (4.02 x 3.80)

With a range of fitted bedroom furniture consisting of a triple sliderobe. Further matching bedside cabinets and bed head, further dressing table with 7 drawers beneath, alcove display unit and a radiator.



BEDROOM TWO TO REAR

9'11" x 12'2" (3.03 x 3.71)

With two built-in double wardrobes, cupboards above and a radiator.



BEDROOM THREE TO FRONT

7'9" x 8'9" (2.37 x 2.68)

With radiator and built -in storage cupboard over the stairs.



SHOWER ROOM TO REAR

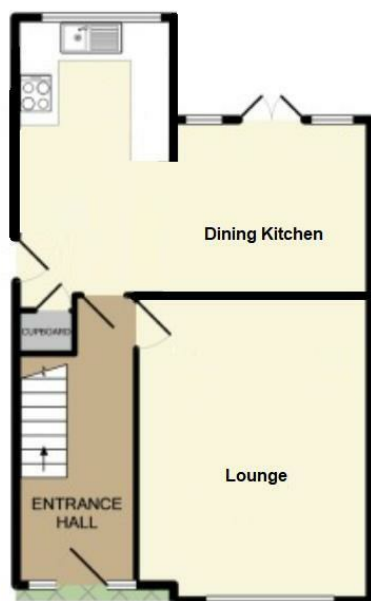
5'6" x 8'8" (1.70 x 2.65)

With white suite consisting walk-in shower with glazed shower screen, vanity sink unit with white double cupboard beneath, low level WC, contrasting tiled surrounds including the flooring, radiator and wall mounted mirror fronted bathroom cabinet.

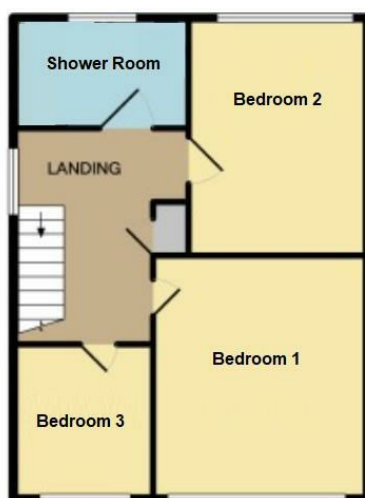


OUTSIDE

The property is set back from the road, the front garden principally stoned for easy maintenance with inset shrub. A block paved driveway leads down the side of the property through double wrought iron gates to a full-length car port with lighting and a large, detached sectional concrete garage. (2.75m x 6.17m) with work bench, fitted shelving, storage cupboard, light, power, double timber doors to front, windows and side pedestrian door. Beyond which is the good sized fully fenced and enclosed rear garden which has an AstroTurf and blocked paved patio adjacent to the rear of the property. Beyond which the garden is principally laid to lawn with surrounding raised brick beds and a further block paved patio and timber shed to the top of the garden. There is a timber archway which leads to bottom of the garden with a further lawned area, surrounding beds, borders, rockery and further stoned patio. There is also an outside tap and light.



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		
(55-68) D	67	
(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		
England & Wales EU Directive 2002/91/EC		



Scrivins & Co
Sales & Lettings

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

T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk