

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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5 TOWNSEND ROAD, STONEY STANTON, LE9 4TF

OFFERS IN THE REGION OF £365,000

Impressive FE Downes built four bedroomed semi detached family home, close to open countryside. Sought after convenient location within walking distance of the village centre including a parade of shop, doctors surgery, primary school, recreational facilities, public houses, takeaways and good access to major road links. Well presented with a range of good quality fixtures and fittings including white panelled interior doors, wooden/ ceramic tiled flooring, spindle balustrades, feature fireplace, modern kitchen and refitted bathrooms, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance porch, entrance hall, lounge, dining room, kitchen, side lobby, pantry/ storeroom and utility room/ WC. 4 good bedrooms (main with en suite, dressing area/ shower room) and family bathroom. Wide driveway to garage, enclosed sunny rear garden with shed. Viewing recommended. Carpets, blinds and light fittings included.



TENURE

Council Tax Band C

ACCOMMODATION

Attractive UPVC SUDG colour leaded door with outside lighting to entrance porch with ceramic tile flooring, wall mounted coach lamp. Further wood panel and glazed door leads to

ENTRANCE HALLWAY

With laminate wood strip flooring, single panel radiator, wired in smoke alarm, hive thermostat for central heating system, wall light, coving to ceiling. Stairway to first floor with white spindle balustrades, attractive white six panel interior doors to

LOUNGE TO FRONT

12'10" x 13'0" (3.93 x 3.98)

With feature fire place having ornamental wood surrounds, raised marble hearth and back incorporating living flame coal effect gas fire, grey wood oak laminate flooring, radiator, coving to ceiling, TV aerial point, UPVC SUDG bay window to front. White six panel double doors lead to



DINING ROOM TO REAR

9'8" x 10'11" (2.96 x 3.34)

With oak finished laminate wood strip flooring, radiator, UPVC SUDG Bi-Fold doors leading to the rear garden.



FITTED KITCHEN TO REAR

11'9" x 8'9" (3.60 x 2.67)

With a range of cream fitted kitchen units consisting inset one and a half bowls, single drainer stainless steel sink, mixer taps above cupboard beneath, further matching floor cupboard units and drawers, contrasting wood grain roll edge working surfaces above with inset five ring stainless steel gas hob unit. Double fan assisted oven with grill beneath, stainless steel chimney extractor above, tiled splashbacks, further matching wall mounted cupboard units including two displays with glazed doors. There is also an integrated dishwasher, ceramic tiled flooring, inset ceiling spotlight, wired in heat detector. There is also a recess for a fridge freezer with a power point, UPVC SUDG door to a rear lobby with a terrazzo tile flooring, UPVC SUDG door to the rear garden. Further white wood panelled glazed door leads to a



UTILITY ROOM/WC TO SIDE

5'7" x 6'4" (1.71 x 1.95)

With a range of white fitted units consisting inset circular stainless steel sink, mixer taps above, cupboard beneath, surrounding wood grain roll edge working surfaces, tiled splashbacks. Further wall mounted cupboard units and shelving, appliance recess points, plumbing for automatic washing machine there is also a vent for a tumble dryer. Low level WC, radiator, Terrazzo tile flooring, door to



BRICK BUILT STORE ROOM

3'8" x 6'5" (1.14 x 1.97)

With Terrazzo tiled flooring and lighting. There is also a white wood panel door, communicating door to the garage.

FIRST FLOOR LANDING

With white spindle balustrades, coving to ceiling, radiator, wired in smoke alarm, large loft access with extending aluminium ladder for access, the loft is partially boarded with lighting.

BEDROOM ONE TO FRONT

9'10" x 13'5" (3.00 x 4.09)

With single panel radiator, TV aerial point, telephone point, coving to ceiling. Feature archway leads to a



DRESSING AREA

6'10" x 4'10" (2.09 x 1.48)

With two built in double slide robes incorporating hanging rails and shelves, door to



REFITTED EN SUITE SHOWER ROOM

6'10" x 5'6" (2.09 x 1.69)

With fully tiled walk in double shower with glazed shower door, hand held and rain shower above, vanity sink unit with gloss white cupboard beneath, illuminated mirror fronted and heated bathroom cabinet above, low level WC, contrasting tile and porcelain surrounds including the flooring, chrome heated towel rail, inset ceiling spot light, extractor fan.



BEDROOM TWO TO FRONT

10'5" x 14'2" (3.18 x 4.33)

With radiator, TV and telephone points.



BEDROOM THREE TO REAR

9'10" x 10'5" (3.02 x 3.19)

With radiator.



BEDROOM FOUR TO FRONT

8'0" x 9'6" (2.46 x 2.90)

With radiator, Telephone point, coving to ceiling.



REFITTED FAMILY BATHROOM TO REAR

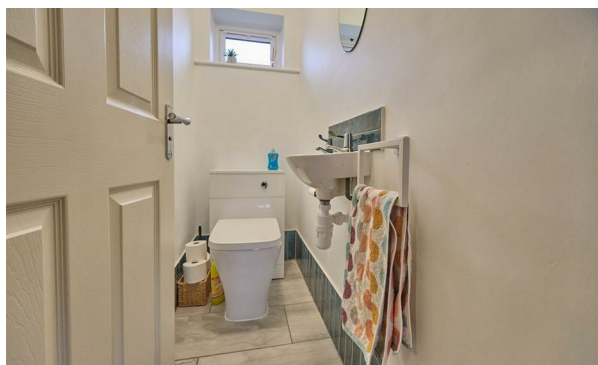
8'0" x 6'3" (2.46 x 1.92)

With white suite consisting of a P shaped panel bath, electric rain shower above and hand held shower, glazed shower screen to side, vanity sink unit with gloss white cupboards and drawers beneath. Illuminated mirror fronted bathroom cabinet above, contrasting tile and porcelain surrounds, heated towel rail, inset ceiling spot lights, extractor fan.



SEPARATE WC

With white suite consisting low level WC, wall mounted sink unit, contrasting tile and porcelain surrounds.

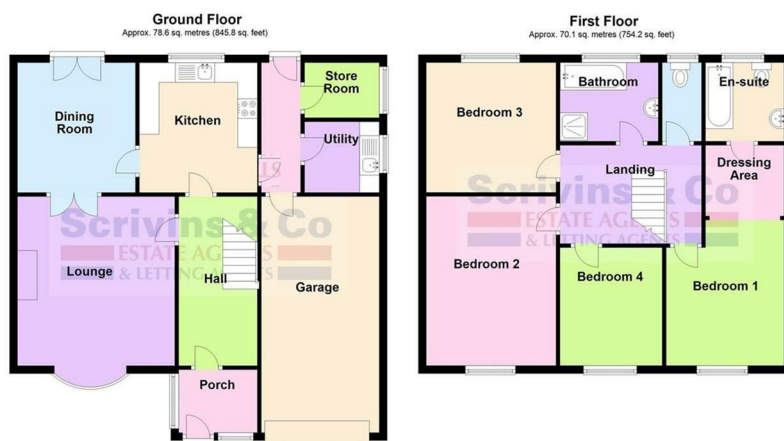


OUTSIDE



The property is nicely situated in the cul de sac, set back from the road screened behind a brick retaining wall having a full width block paved driveway to front offering ample car parking. The garage (3.03m x 5.58m) with electric shutter door to front, it has light and power, wall mounted consumer units, wall mounted Worcester gas condensing combination boiler for central heating and domestic hot water, UPVC SUDG window to side. A wrought iron gate and timber gate and slab pathway lead down the side of the property to the good sized fully fenced enclosed rear garden which has a full width crazy paved patio adjacent to the rear of the property edged by low brick retaining walls and raised beds. Beyond which the garden is principally laid to lawn with surrounding beds and borders, to the top of the garden is a further L shaped patio and there is a large timber shed with light and power, outside lighting, tap and power point.







Total area: approx. 148.6 sq. metres (1600.0 sq. feet)
Not to scale
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		68	
(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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