

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



9 WINSTON AVENUE, CROFT, LE9 3ZG

£210,000

NO CHAIN. Spacious modern semi detached family home on a good sized plot. Popular and convenient cul de sac location within walking distance of the village centre including a parade of shops, school, public house, bus service and good access to major road links. Well presented benefitting from gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers entrance hall, separate WC, lounge and fitted dining kitchen. Three good bedrooms and shower room. Good sized enclosed front and sunny rear garden. Contact agents to view. Carpets included.



TENURE

Freehold

ACCOMMODATION

Open pitch and tiled canopy porch. UPVC SUDG front door to

ENTRANCE HALLWAY

with single panelled radiator. Thermostat for central heating system. Door to walk in cloaks cupboard/ storage cupboard. Further storage cupboard with fitted shelving and houses the gas meters. Dogleg stairway to first floor. Door to

SEPARATE WC

with a white suite consisting low level WC. Vanity sink unit with double cupboard beneath.

FRONT LOUNGE

11'5" x 13'5" (3.49 x 4.09)

with double panelled radiator. TV aerial lead. Wooden glazed door top



FITTED DINING KITCHEN TO REAR

21'8" x 7'9" (6.62 x 2.38)

the dining area with double panelled radiator. UPVC SUDG sliding patio doors to rear garden. Fitted kitchen area with a range of medium oak fitted kitchen units consisting inset white single drainer resin sink unit with mixer taps above, cupboard beneath. Further matching floor mounted cupboard units and three drawer unit. Contrasting ceramic tiled working surfaces above with inset four ring electric hob unit. Single oven with grill. Tiled splashbacks. Further matching wall mounted cupboard units, including one double display unit with leaded glazed door. Appliance recess points. Plumbing for automatic washing machine. UPVC SUDG door to a



REAR CANOPY PORCH

with attached brick built garden store.

FIRST FLOOR LANDING

with loft access.

REAR BEDROOM ONE

11'5" x 13'5" (3.49 x 4.09)

with built in double wardrobe. Further built in linen cupboard. Radiator.



BEDROOM TWO TO REAR

10'5" x 12'1" (3.19 x 3.70)

with radiator.



BEDROOM THREE TO FRONT

7'9" x 11'6" (2.38 x 3.51)

with built in book shelving. Radiator.



SHOWER ROOM TO FRONT

4'5" x 8'6" (1.37 x 2.61)

with white suite consisting fully tiled double shower cubicle with glazed shower doors. Vanity sink unit with white cupboards beneath. Mirror above. Low level WC. Contrasting tiled surrounds. Radiator. Door to the airing cupboard housing the Vaillant gas combination boiler for central heating and domestic hot water. Extractor fan.



OUTSIDE

the property is nicely situated in a cul de sac set well back from the road having a fenced and enclosed front garden principally laid to lawn with inset shrubs. A timber gate leads down the side of the property where there is a timber shed. There is a good sized rear garden which is enclosed by panelled fencing and mature hedging having a slabbed patio with surrounding lawned garden area with well stocked beds and borders. Rustic timber archway. Outside lighting.





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