

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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34 CONVENT DRIVE, STOKE GOLDING, CV13 6JF

ASKING PRICE £350,000

Impressive 2015 Mar City built Seymour design detached family home with open views to rear. Sought after and convenient cul de sac location within walking distance of the village centre including a shop, schools, doctors surgery, open countryside, Ashby Canal, public houses and good access to major road links. Well presented with a range of good quality fixtures and fittings including white panelled interior doors, spindle balustrades, LVT wood grain flooring, alarm system, spot lights, wired in smoke alarms, gas central heating and UPVC SUDG. Offers canopy porch, entrance hall, separate WC, lounge with feature contemporary fireplace, and fitted dining kitchen with bi-fold doors. Four bedrooms (main with ensuite shower room) and family bathroom. Driveway to brick built garage. Front and enclosed sunny rear garden with shed. Viewing highly recommended. Carpets and shed included.



TENURE

Freehold

Council Tax Band = D

OPEN PITCHED AND TILED CANOPY PORCH

With outside lighting

ACCOMMODATION

Attractive wood grain composite SUDG front door to

ENTRANCE HALLWAY

With luxury vinyl tiled wood grain flooring, double panelled radiator, key pad for burglar alarm system. Wired in smoke alarm, doorbell chimes, thermostat for central heating system. Stairway to first floor with cream spindle balustrades. Useful under stair storage cupboard beneath with power points, wall mounted consumer unit. Attractive white two panelled interior doors to

SEPARATE W.C

With white suite consisting low level W.C, wall mounted sink unit, tile splashback. Luxury vinyl tiled wood grain flooring. Radiator, inset ceiling spot lights, extractor fan.

FRONT LOUNGE

11'6" x 16'4" (3.51 x 5.00)

With feature contemporary marble fireplace, incorporating living flame coal effect electric fire, with remote control. Radiator, T.V aerial point,

FITTED DINING KITCHEN TO REAR

20'6" x 11'6" (6.25 x 3.51)

With a fashionable range of gloss cream fitted kitchen units with soft close doors. Consisting inset one and half bowls single drainer stainless steel sink unit, mixer tap above, cupboards beneath. Kick panels with L.E.D lighting. Further matching range of floor mounted cupboard units and three drawer units. Contrasting roll edge working surfaces above with L.E.D lighting. Matching up stands, further matching range of wall mounted cupboard units, one concealing the gas condensing boiler for central heating and domestic hot water with a wireless digital thermostat. New World grey and black Range cooker included with eight ring gas hob unit, double ovens and a grill beneath. Stainless steel splashback and stainless steel chimney extractor above. Further integrated appliances including dishwasher, fridge freezer and plumbing for an automatic washing machine. Luxury vinyl tiled wood grain flooring. Radiator, inset ceiling spot lights, wired in heat detector. UPVC SUDG bifold doors lead into the garden.

FIRST FLOOR LANDING

Wired in smoke alarm, door to the airing cupboard housing the cylinder for the immersion heater, supplementing the domestic hot water. Loft access.

REAR BEDROOM ONE

11'9" x 11'6" (3.59 x 3.51)

Built in double wardrobes, single panelled radiator, T.V aerial point. Door to



EN SUITE SHOWER ROOM

2'11" x 7'5" (0.90 x 2.27)

With white suite consisting fully tiled shower cubicle with glazed shower doors. Wall mounted sink unit, low level W.C contrasting tile surrounds, chrome heated towel rail. Inset ceiling spot lights, extractor fan, luxury tile flooring in woodgrain.



BEDROOM TWO TO REAR

8'9" x 9'2" (2.67 x 2.80)

With built wardrobes, radiator.



BEDROOM THREE TO FRONT

10'11" x 9'8" (3.34 x 2.95)

Radiator.



BEDROOM FOUR

9'7" x 9'5" (2.93 x 2.88)

Radiator



FAMILY BATHROOM

7'5" x 6'6" (2.27 x 1.99)

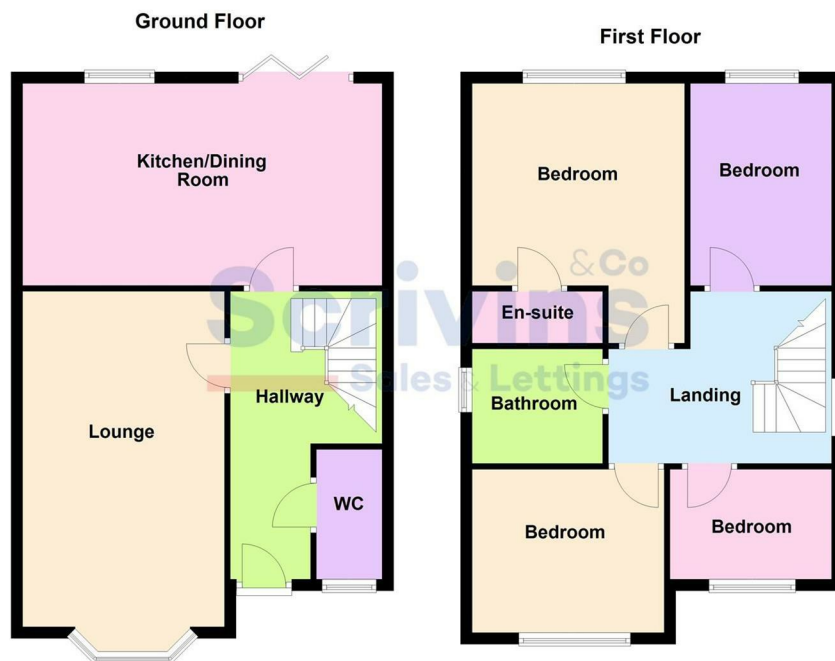
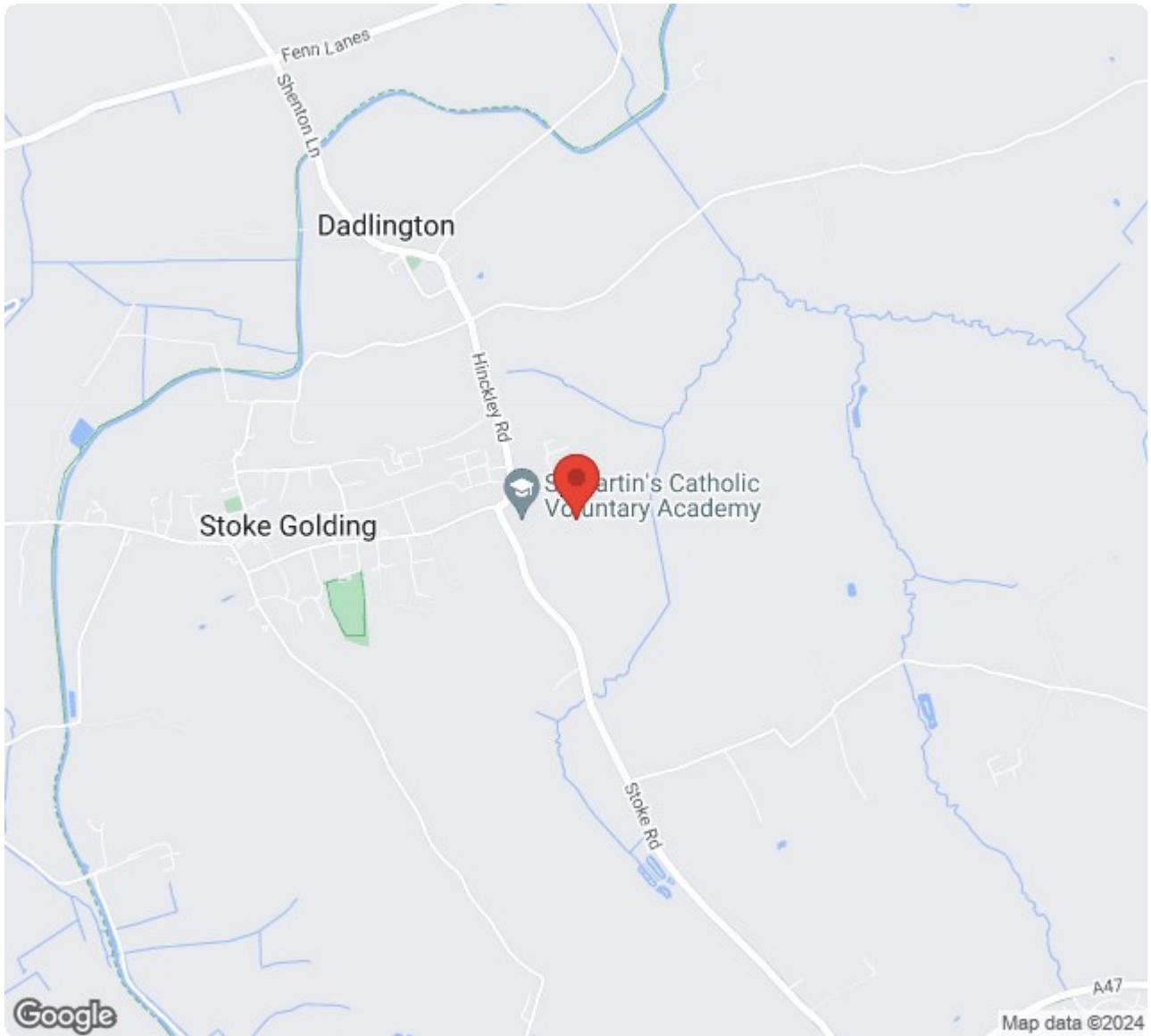
With white suite consisting panelled bath mixer tap and shower attachment above, glazed shower screen to side. Wall mounted sink unit, low level W.C. Contrasting tile surround, chrome heated towel rail, inset ceiling spot lights. Extractor fan, luxury tile woodgrain tile flooring, shaver point.



OUTSIDE

The property is nicely situated at the head of a cul-de-sac set back from the road. The front garden is principally laid to lawn, a long tarmac driveway offering car parking leads down the side of the property where there is car charging point. Leading into a detached single brick built garage (6.15m x 2.90m) with an up and over door to front, side pedestrian door, light and power, pitched roof with further storage. The garage is currently split in two, the front half is a store room and the rear is a home office. Store room at the front (3.30m x 2.94m), The study to rear (3.93m x 2.73m). The store room at the front with light and power and pitched roof offering further storage and a communicating door leading into the office with laminate wood strip flooring, the room has been plastered, insulated, with lighting and power. Timber gate offers access between the house and the garage to a fully fenced and enclosed rear garden, which has a full width patio area. Adjacent to the rear of the property beyond which the garden is mainly laid to lawn with surrounding beds. There is an outside tap and light and timber shed included.





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



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