

# Scrivins & Co

## Sales & Lettings

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**9 MAIN STREET, DADLINGTON, CV13 6HX**

**ASKING PRICE £270,000**

Spacious traditional semi detached family home on a good sized plot. Sought after and convenient location close to the village centre, within walking distance of open countryside, Ashby canal and local village centre of Stoke Golding with primary school, shop, doctors surgery, public houses and good access to major road links. Well presented including panelled interior doors, wooden flooring, refitted bathroom, gas central heating and UPVC SUDG. Offers canopy porch, entrance hall, lounge with French doors, dining kitchen, lean to/utility room, separate WC. Three bedrooms and bathroom, impressive frontage offering ample car parking and hard landscaped rear garden with shed. Contact agents to view.





## TENURE

Freehold  
Council Tax Band C  
EPC Rating D

## ACCOMMODATION

Open pitched and tiled canopy porch. Attractive grey UPVC SUDG front door to

## ENTRANCE HALLWAY

With oak finish laminate wood strip flooring, radiator, telephone point including broadband. Wired in smoke alarm, fitted electric meter cupboard. Dogleg stairway to first floor. Attractive pine and etched glazed door leads to

## THROUGH LOUNGE

12'5" x 19'4" (3.81 x 5.90)

With feature display fireplace with raised brick hearth, oak finish laminate wood strip flooring, radiator, coving to ceiling. UPVC SUDG French doors lead to



## LEAN TO/UTILITY ROOM

16'3" x 6'3" (4.96 x 1.93)

With one wall light, radiator, glazed double doors leading to the rear garden. Door to

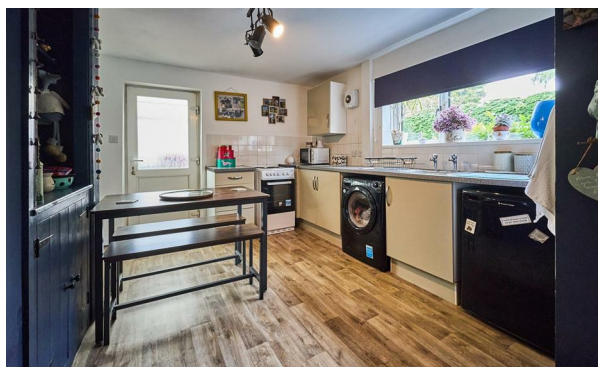
## BRICK BUILT WC

With low level WC.

## KITCHEN/DINING ROOM

12'5" x 14'1" max (3.79 x 4.30 max)

With a range of Sage fitted kitchen units consisting inset single drainer stainless steel sink unit, cupboard beneath. Further matching cupboard units and four drawer unit. Contrasting grey working surfaces above, tiled splashbacks. Further matching wall mounted cupboard units, alcoves with further storage cupboards and display and book shelving above. Radiator, appliance recess points, plumbing for automatic washing machine. Electric cooker point. Door to under stairs pantry with original floor and UPVC SUDG door leads to the lean to at the rear.



## FIRST FLOOR LANDING

With wired in smoke alarm, loft access, the loft is partially boarded. Thermostat for central heating system. Pine panelled interior door to

### FRONT BEDROOM ONE

13'6" x 10'0" (4.12 x 3.06)

With single panelled radiator.



### REAR BEDROOM TWO

12'0" x 15'1" (3.68 x 4.61)

With radiator. Door to airing cupboard housing the gas condensing combination boiler for central heating and domestic hot water.



### FRONT BEDROOM THREE

6'4" x 10'2" (1.94 x 3.10)

With single panelled radiator, with built in wardrobe over the stairway.



### REAR REFITTED BATHROOM

7'11" x 5'6" (2.42 x 1.68)

With white suite consisting of a freestanding roll top bath, wall mounted sink unit, low level WC. Contrasting tiled surrounds including the flooring, chrome heated towel rail and extractor fan.

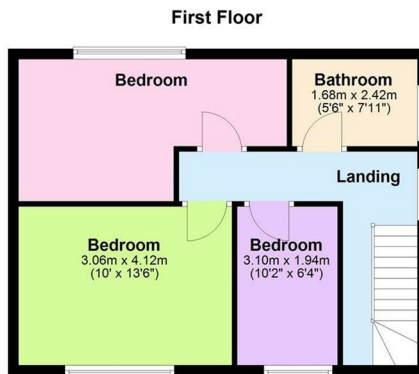
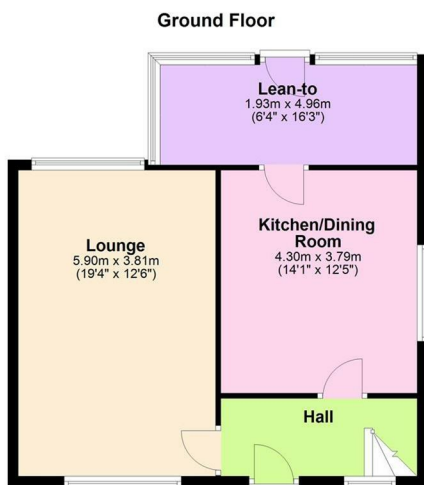




### OUTSIDE

The property is nicely situated set well back from the road screened behind mature hedging, having a wide stoned driveway offering ample car parking with surrounding beds. A timber gate and slabbed pathway lead down the side of the property leading to the good sized, fully fenced and enclosed rear garden which is principally hard landscaped in slabs and decorative stones with surrounding raised beds. There is also a timber shed, outside tap and the shed has light and power.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			<b>100+</b>
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	
Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC 	



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