

# Scrivins & Co

## Sales & Lettings

**Scrivins & Co Ltd** 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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**32 WRIGHT ROAD, STONEY STANTON, LE9 4AL**

**ASKING PRICE £230,000**

NO CHAIN. Impressive 2017 Jelson built Cartmel design semi detached house on a large corner plot with open aspect to side. Sought after and convenient head of a cul de sac location within walking distance of the village centre including a parade of shops, doctors surgery, primary school, recreational facilities, takeaways, public houses and with good access to major road links. Immaculately presented, NHBC guaranteed and energy efficient with good quality fixtures and fittings including white panel interior doors, spindle balustrades, wooden flooring, solid interior walls, fitted wardrobes, wired in smoke alarms, spotlights, gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers canopy porch, entrance hall, separate WC, fitted kitchen with built in appliances, lounge dining room with French doors, two double bedrooms and bathroom with shower. Long driveway. Front and large enclosed side and rear gardens. Ample room for extension or garage (subject to planning permission) Viewing highly recommended. Carpets, blinds and shed included.





**TENURE**  
FREEHOLD

COUNCIL TAX BAND - B  
EPC RAING - B

**ACCOMMODATION**

Open pitch and tiled canopy porch with outside lighting. Attractive composite panel SUDG and leaded front door to:

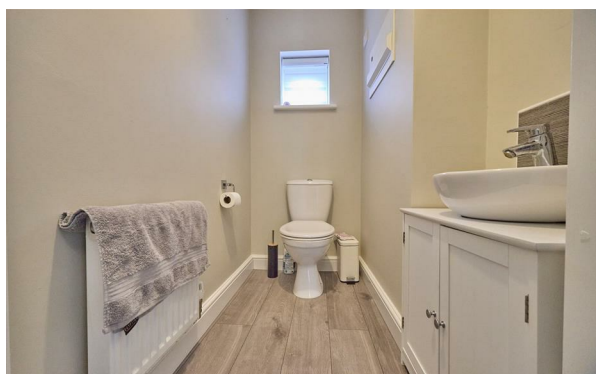
**ENTRANCE HALLWAY**

White ash laminate wood strip flooring, radiator, digital programmer and thermostat for heating on the ground floor and wired in smoke alarm. Stairway to first floor with spindle balustrades. All power points and light switches in the property are in brushed chrome



**SEPARATE WC**

White suite consisting low level WC and vanity sink unit with white double cupboard beneath. White ash laminate wood strip flooring, radiator and concealed consumer unit.



**FITTED KITCHEN TO FRONT**

10'1" x 6'3" (3.08 x 1.93)

Fashionable range of matt white fitted kitchen units with soft close doors, consisting inset single drainer stainless steel sink unit with mixer tap above and double base unit beneath. Further matching floor mounted cupboard units and drawers with contrasting grey roll edge working surfaces above and tiled splashbacks. Inset four ring stainless steel gas hob unit, single fan assisted oven with grill beneath and stainless steel chimney extractor above. Further matching wall mounted cupboard units, one concealing the Potterton gas condensing combination boiler for central heating and domestic hot water with digital programmer. Kick panel heater, ceramic tiled flooring, wired in smoke alarm, appliance recess points and plumbing for automatic washing machine.



**LOUNGE DINING ROOM TO REAR**

11'11" x 14'0" (3.65 x 4.29)

White ash laminate wood strip flooring, radiator, wired in smoke alarm and audio radio broadcasting point with telephone points and broadband. Useful understairs storage cupboard. UPVC SUDG French doors, with built in blinds, leading to the rear garden.



**FIRST FLOOR LANDING**

White spindle balustrades, wired in smoke alarm and loft access with extending aluminium ladder (loft is partially boarded with lighting)

### FRONT BEDROOM ONE

14'1" x 9'4" (4.31 x 2.87)

Built in single wardrobe, radiator, TV aerial point and digital programmer and thermostat for heating on the first floor.



### REAR BEDROOM TWO

14'3" x 6'3" (4.36 x 1.92)

Built in double sliderobe with mirror doors incorporating hanging rails and shelves. Radiator.



### BATHROOM TO SIDE

6'2" x 7'2" (1.89 x 2.19)

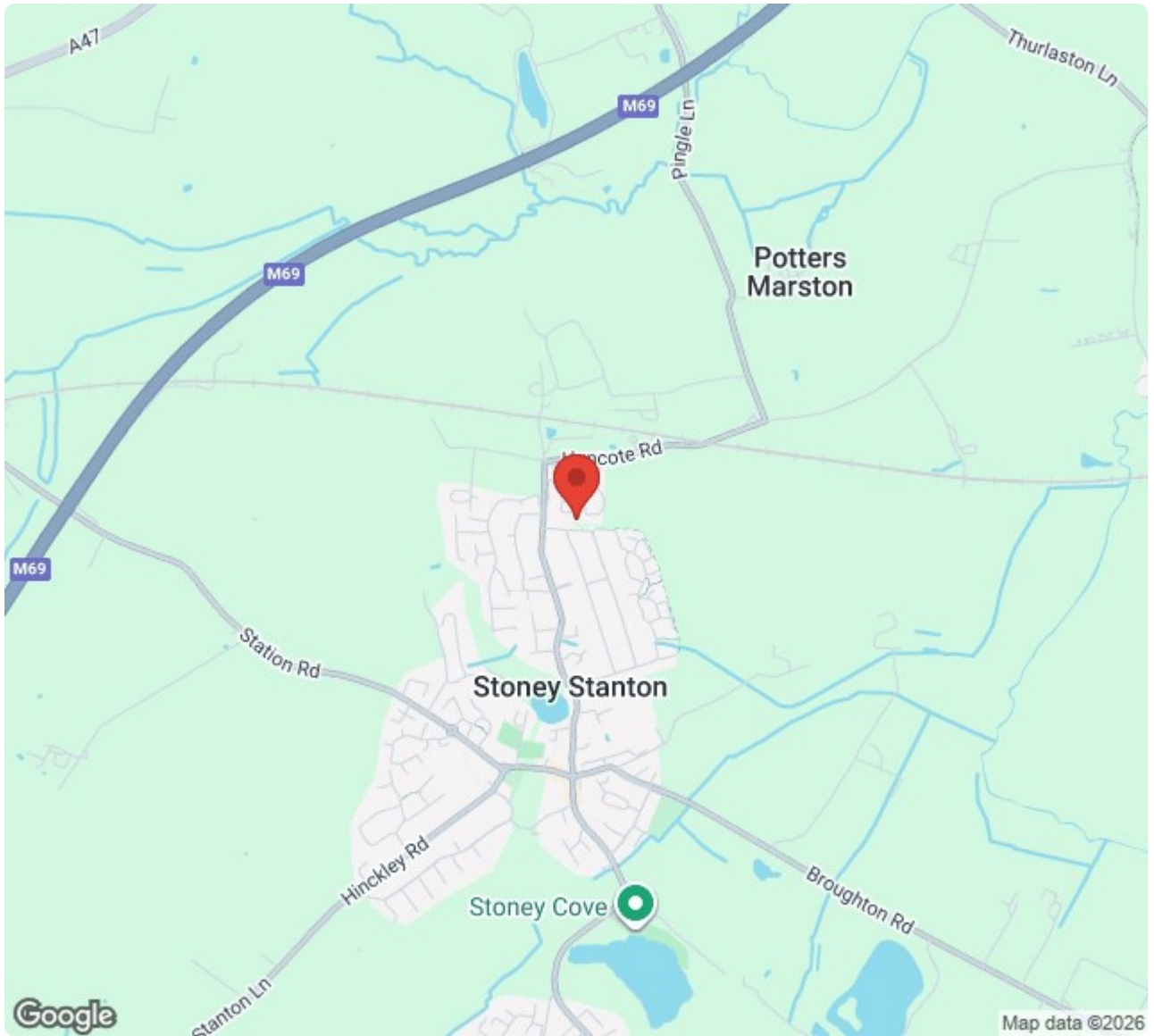
White suite consisting panelled bath with mains shower above and glazed shower screen to side, pedestal wash hand basin and low level WC. Wall mounted mirror fronted bathroom cabinet, contrasting tiled surrounds and white ash laminate wood strip flooring. White heated towel rail and extractor fan.



### OUTSIDE

The property is nicely situated at the head of a cul de sac, on a large corner plot. Set well back from the road having a double length Tarmacadam driveway to fron. Ample room to build an extension or garage (subject to planning permission) Front garden is principally laid to lawn. Wide access with slabbed pathway and timber gate lead down the side of the property, where there is a slab shed base and timber shed. Beyond which is the large fenced and enclose side and rear garden, with slabbed patio adjacent to the rear of the property beyond which the garden is mainly laid to lawn. To the top of the garden is a full width slabbed patio. Outside security lighting. Open views to front, side and rear.

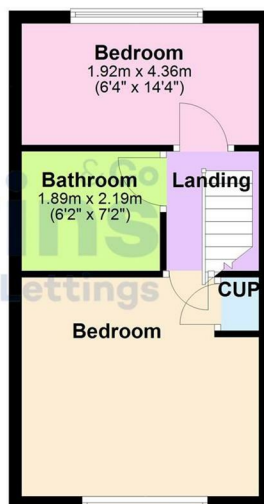




**Ground Floor**



**First Floor**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>97</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>83</b>	
(55-68) <b>D</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		
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