

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



62 STEPPING STONES AVENUE, EARL SHILTON, LE9 7QX

ASKING PRICE £250,000

Impressive 2023 Avant Homes built Seabrook design detached family home on an advantageous corner plot. Well presented NHBC guaranteed, energy efficient with a range of good quality fixtures and fittings including white panelled interior doors, spindle balustrades, LVT flooring, wired in smoke alarms, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, open plan living dining/kitchen with built in appliances and separate WC. Three good bedrooms (main with en suite shower room), family bathroom, front, side and enclosed rear garden. Wide tarmacadam driveway. Viewing highly recommended. Carpets and blinds included.



TENURE

Freehold
Council Tax Band C
EPC Rating C

ACCOMMODATION

Attractive green composite panelled SUDG front door with outside lighting to

ENTRANCE HALLWAY

With woodgrain luxury tiled flooring, wired in smoke alarm, attractive white panelled interior door to a cloakroom with lighting, wall mounted consumer unit, telephone point including broadband.

OPEN PLAN LIVING FITTED DINING/KITCHEN ROOM

26'4" max x 17'7" max (8.04 max x 5.37 max)



FITTED DINING KITCHEN

17'11" max x 16'1" max (5.47 max x 4.92 max)

With a fashionable range of Mocha wood grain fitted kitchen units with soft close doors, consisting inset single drainer stainless steel sink unit, mixer taps above, double base unit beneath. Further matching range of floor mounted fitted cupboard units and three drawer unit. Contrasting oak finish working surfaces above with four ring ceramic hob unit, stainless steel splashback and stainless steel extractor hood above. Matching upstands, further matching range of wall mounted cupboard units. Integrated single fan assisted oven with grill. Fridge Freezer, plumbing for automatic washing machine, wired in heat detector, extractor fan, radiator. Woodgrain luxury vinyl tiled flooring. Stairs to first floor landing with white spindle balustrades, useful under stairs storage cupboard beneath with fitted shelving and lighting. Digital thermostat for the central heating system.

LOUNGE AREA

17'7" x 11'4" (5.37 x 3.47)

With two radiators, TV and telephone points, concealed power point and TV aerial point for a wall mounted TV. UPVC SUDG Bi-fold doors to the rear garden.



SEPARATE WC

5'9" x 5'9" (1.76 x 1.77)

With white suite consisting low level WC, wall mounted sink unit. Contrasting tiled surrounds. Radiator and extractor fan.



FIRST FLOOR LANDING

With radiator, wired in smoke alarm. Door to the airing cupboard housing the gas condensing combination boiler for central heating and domestic hot water. Loft access.

FRONT BEDROOM ONE

10'1" x 14'5" (3.09 x 4.41)

With radiator, digital thermostat for the central heating system, TV aerial point. Door to



EN-SUITE SHOWER ROOM

8'2" x 3'10" (2.51 x 1.19)

With white suite consisting fully tiled double shower cubicle with glazed shower doors, wall mounted sink unit, low level WC, contrasting tiled surrounds, chrome heated towel rail and extractor fan.



FRONT BEDROOM TWO

10'4" x 11'9" (3.16 x 3.59)

With radiator.



BEDROOM THREE

7'1" x 10'5" (2.16 x 3.19)

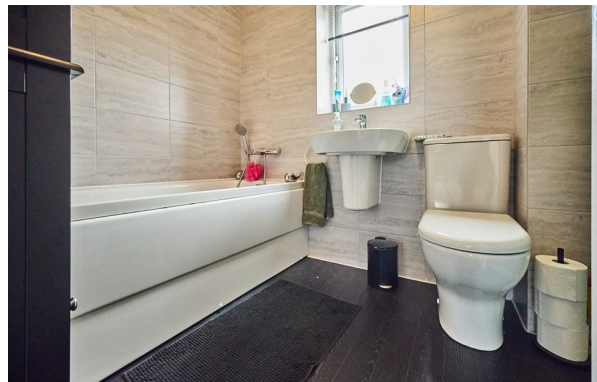
With radiator.



SIDE FAMILY BATHROOM

6'11" x 5'6" (2.13 x 1.68)

With white suite consisting panelled bath, main shower unit above, wall mounted sink unit, low level WC, contrasting tiled surrounds. Chrome heated towel rail, extractor fan.



OUTSIDE

The property is nicely situated at the head of a cul de sac with open aspect to front and on an advantageous corner plot. Set back from the road, the front and side garden is screened behind hedging with lawned garden areas, to the side of the property there is a double width tarmac driveway. A timber gate offers access to the rear garden which is enclosed by a high brick retaining wall and panelled fencing, having a full width slabbed patio adjacent to the rear of the property beyond which the garden is principally laid to lawn with surrounding decorative stoned borders. There is also a timber decking patio to the top of the garden and an outside cold water tap.



