

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 WRIGHT ROAD, STONEY STANTON, LE9 4AL

ASKING PRICE £250,000

An impressive 2017 Jelson Homes built Exton design semi detached family home. Sought after and convenient new development within walking distance of the village centre including a parade of shops, primary school, doctors surgery, recreational facilities, open countryside, public houses and good access to major road links. Well presented, NHBC guaranteed, energy efficient and with a range of good quality fixtures and fittings, including solid interior walls, white panelled interior doors, spindle balustrades, laminate wood strip flooring, wired in smoke alarms, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offering, canopy porch, entrance hallway, separate WC, lounge and fitted dining kitchen. Three good bedrooms, (main with ensuite shower room), and family bathroom. Tarmacadam driveway to side. Front and enclosed rear garden. Viewing highly recommended. Blinds, curtains, light fittings and carpets included.



TENURE

Freehold

ENTRANCE PORCH

With an open canopy porch and a composite front door to

ENTRANCE HALLWAY

With stairway to first floor with spindle balustrades, radiator, laminate wood strip flooring and wired in smoke alarms. Attractive white panelled interior door to large useful under stairs cupboard with rail. Drayton thermostat for central heating.



SEPARATE WC

With low level WC, pedestal wash hand basin and extractor fan. Laminate wood strip flooring. Double doors to cupboard housing the Potterton gas combination boiler for central heating and domestic hot water.

FRONT LOUNGE

17'8" (max) x 11'6" (5.41 (max) x 3.52)

With two double panelled radiator and TV aerial point. Attractive white panelled interior door to



KITCHEN DINING ROOM

14'9" x 7'6" (4.50 x 2.31)

With a range of floor standing cupboard units and roll edged working surfaces above. Inset four ring gas hob with stainless steel extractor hood above and an AEG electric oven and grill beneath. Tiled flooring, further matching range of wall mounted cupboard units and tiled splashbacks. Inset stainless steel sink and drainer, with mixer tap above and cupboard beneath. The dining area with double panelled radiator and UPVC SUDG french doors to rear garden.



FIRST FLOOR LANDING

With loft access, the loft is partially boarded. White panelled interior door to

MASTER BEDROOM

18'2" x 12'2" (max) (5.56 x 3.71 (max))

With dual aspect, door to wardrobe with rails and shelving. Double panelled radiator, TV aerial point, Drayton thermostat for central heating.



EN-SUITE SHOWER ROOM

With enclosed shower cubicle with glazed shower door and mixer shower with tiled surrounds. Low level WC and pedestal wash hand basin, extractor fan.



FRONT BEDROOM TWO

7'3" x 10'11" (2.21 x 3.33)

With double panelled radiator.



REAR BEDROOM THREE

7'7" x 8'10" (2.33 x 2.71)

With double panelled radiator.



FAMILY BATHROOM

6'9" x 7'10" (2.07 x 2.40)

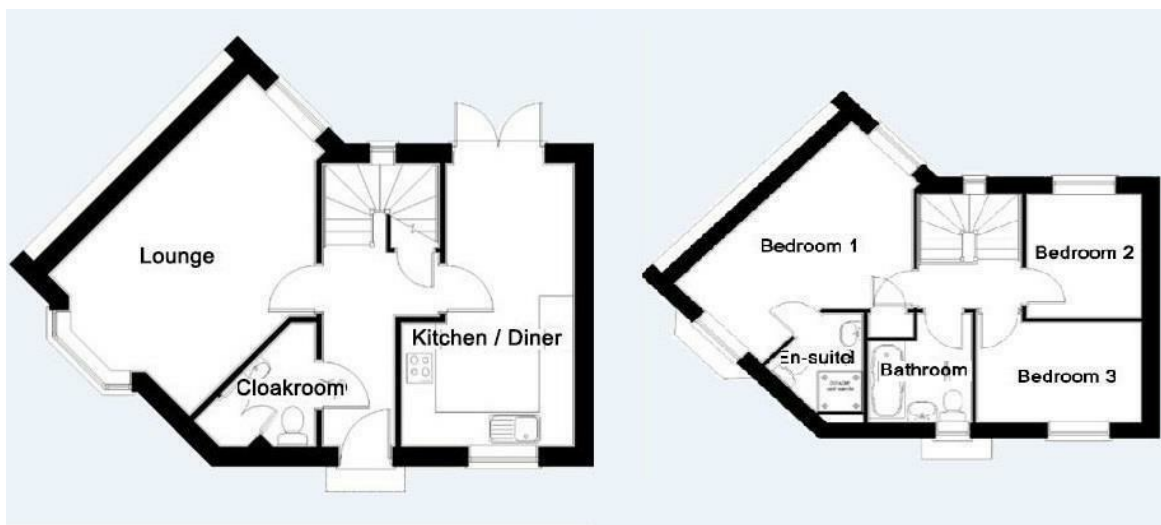
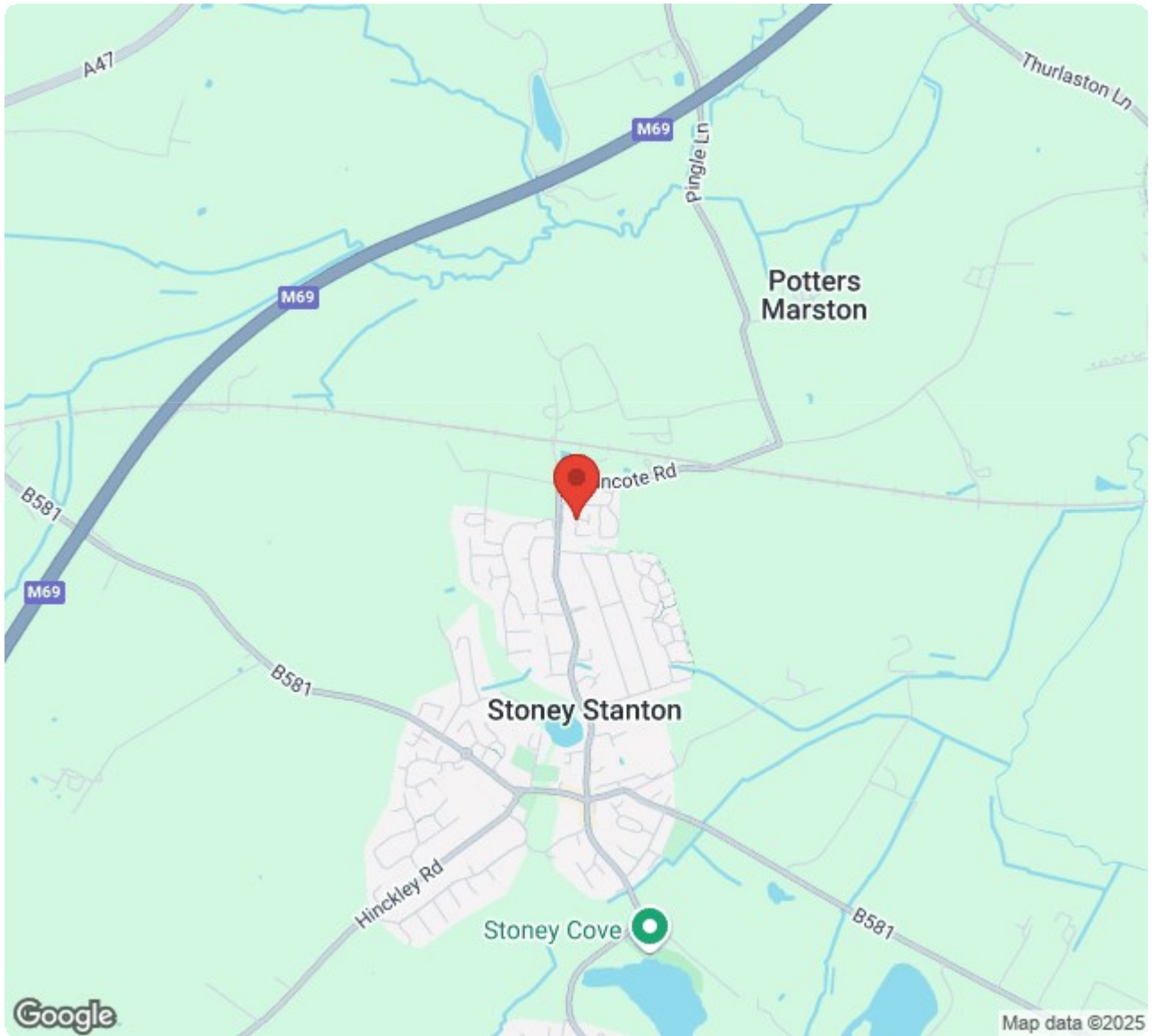
With white suite consisting panelled bath with mixer shower above, tiled surround including the flooring, low level WC, pedestal wash hand basin. Extractor fan, shaver point and heated towel rail.



OUTSIDE

The property is nicely situated set back from the road with a single tarmacadam driveway to front with timber gate offering access to the rear garden, the front garden is stoned with a slabbed pathway. Through timber gates to side is a good size fenced and enclosed rear garden with a timber shed which is included, the garden is principally laid to lawn with surrounding beds. Towards the top of the garden is a timber decking area and adjacent to the rear of the property is a slabbed patio offering a seating area.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(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			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(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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