

# Scrivins & Co

## Sales & Lettings

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



**20 CASTLE CLOSE, SAPCOTE, LE9 4LB**

**OFFERS OVER £240,000**

No Chain. Spacious semi detached Dorma bungalow on a good sized sunny plot. Sought after and convenient cul de sac location within walking distance of the village centre including shops, co op, post office, primary school, public house, garden centre, parks, open countryside and good access to major road links. In need of updating. Benefitting from re wiring, gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers entrance porch, entrance hall, lounge with open fireplace, dining room and kitchen. Three double bedrooms and shower room. Long driveway to detached garage. Well kept front and good sized sunny rear garden. Contact agents to view. Carpets, curtains and shed included.



## TENURE

Freehold  
Council Tax Band C

## ACCOMMODATION

Attractive UPVC SUDG front door with outside lighting to

## ENTRANCE PORCH

With fitted electric meter cupboard.

## L SHAPED ENTRANCE HALLWAY

With oak finish laminate wood strip flooring, single panelled radiator, telephone point, doorbell chimes. Digital thermostat and programmer for central heating and domestic hot water, built in clothes cupboard.

## LOUNGE DINING ROOM TO FRONT

10'11" x 16'5" (3.35 x 5.01)

With feature open brick fireplace, radiator, two matching wall lights



## DINING ROOM/BEDROOM 4 TO FRONT

10'5" x 9'11" (3.19 x 3.03)

With radiator, wired in smoke alarm, coving to ceiling, hardwood stairway to first floor.



## KITCHEN TO REAR

10'5" x 7'7" (3.19 x 2.33)

With single drainer stainless steel sink, mixer tap above, double base unit beneath, further matching wall cupboard units and drawers, contrasting wood grain roll edge working surfaces above, tiled splashbacks, further matching wall mounted cupboard units. Appliance recess points, plumbing for automatic washing machine, electric cooker point, radiator, UPVC SUDG door leads you to the rear garden.



### **BEDROOM ONE TO REAR**

10'11" x 12'5" (3.35 x 3.81)

With a single panel radiator, double doors leading into the eave space with lighting.



### **SHOWER ROOM TO SIDE**

5'11" x 5'9" (1.82 x 1.77)

With white suit consisting of a fully tiled shower cubicle with glazed shower door, pedestal wash hand basin, low level WC, contrasting tiled surrounds, chrome heated towel rail, oak finish laminate wood strip flooring, shaver point and extractor fan

### **FIRST FLOOR LANDING**

With wired in smoke alarm.

### **BEDROOM TWO TO REAR**

11'1" x 12'9" (3.38 x 3.90)

With a range of fitted bedroom furniture in white consisting three double wardrobe units, cupboards above, radiator.



### **BEDROOM THREE TO REAR**

10'5" x 12'9" (3.18 x 3.91)

With radiator, door into the eaves offering boarded storage space housing the Worcester gas condensing combination boiler for central heating and domestic hot water with lighting.

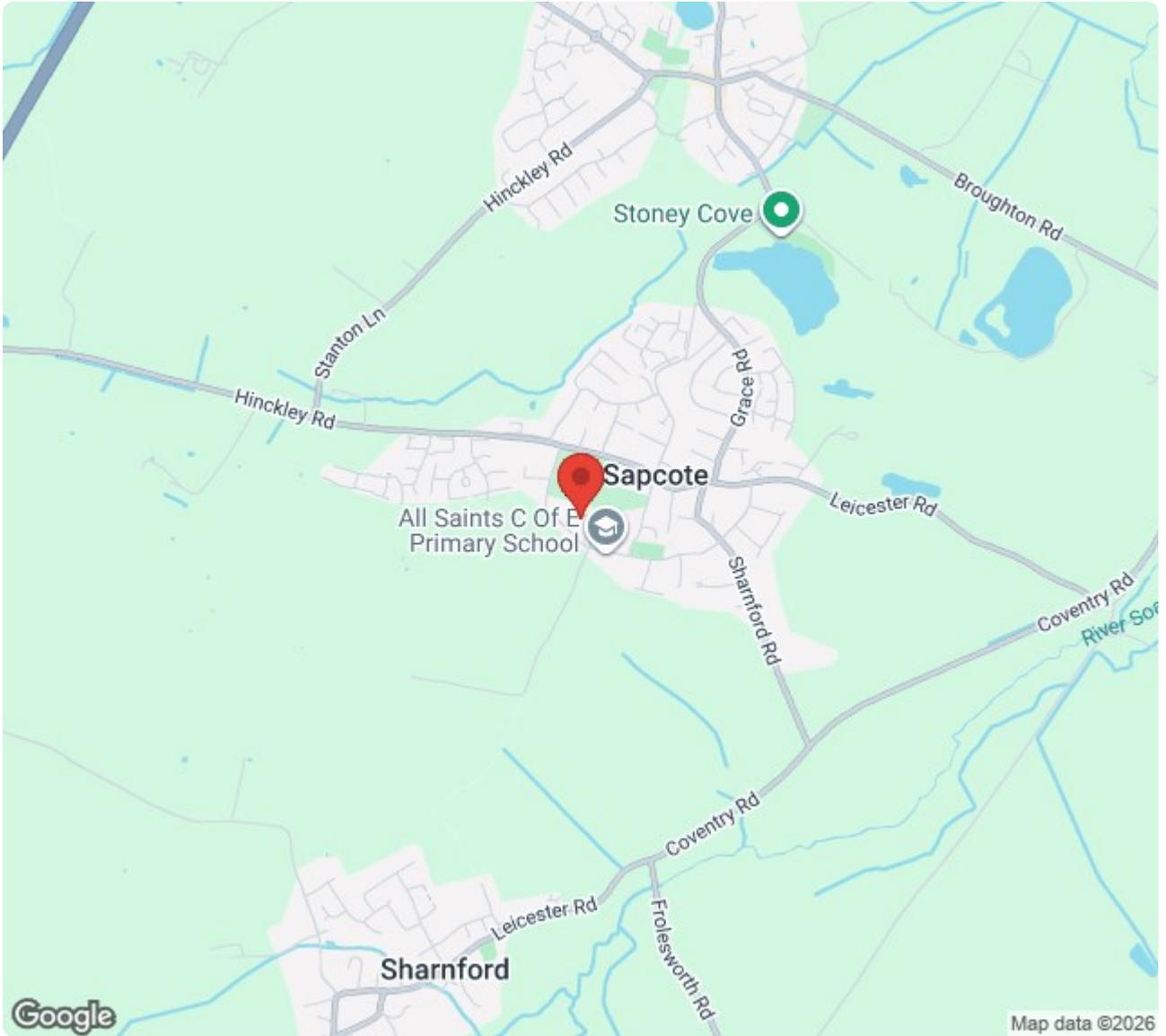


### **OUTSIDE**

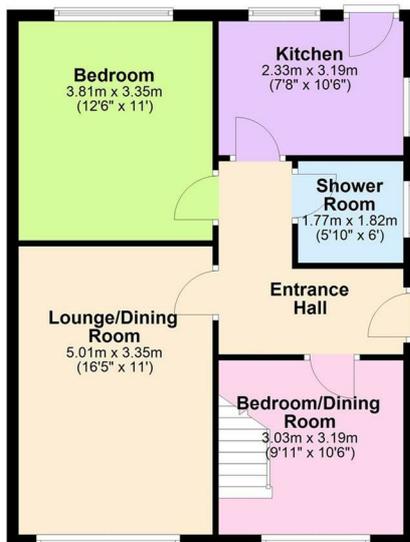
The property is nicely situated in a cul de sac set back from the road screened behind a low brick retaining wall. The front garden is principally laid to lawn with surrounding beds, a tarmac driveway leads down the side of the property offering ample car parking with an outside light, beyond which is a detached single sectional concrete garage with up and over door to front, windows to side. There is a good sized fully fenced enclosed rear garden which has a full width Indian stone slab patio adjacent to the rear of the property beyond which the garden is mainly laid to lawn with surrounding well stocked beds and borders. The garden has a sunny aspect, outside tap, timber shed and a aluminium greenhouse.



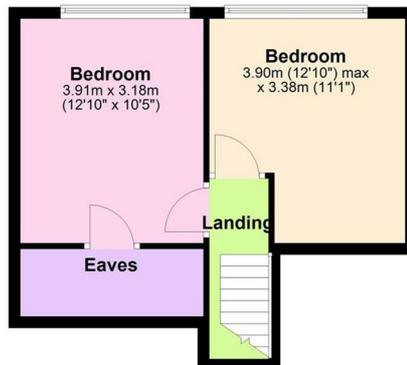




**Ground Floor**



**First Floor**



**Energy Efficiency Rating**

Rating	Current	Potential
Very energy efficient - lower running costs		
(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 energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

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



**Scrivins & Co**  
Sales & Lettings

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