

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
Company Number: 11832775 (Registered in England and Wales)

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9 ELDER CLOSE, SAPCOTE, LE9 4BE

OFFERS OVER £195,000

Attractive 2015 Linden homes built townhouse. Sought after and convenient cul de sac location within walking distance of the village centre including shops, post office, junior school, garden centre, public house and good access to major road links. Well presented, energy efficient with a range of good quality fixtures and fittings including woodgrain flooring, spindle balustrades, wired in smoke alarms, gas central heating and UPVC SUDG. Offers lounge, fitted dining kitchen with French doors. Two double bedrooms (main with fitted wardrobes) and bathroom with shower. Driveway to front and enclosed rear garden with metal shed. Viewing recommended. Carpets and blinds included.



TENURE

Freehold

Council Tax Band B

ACCOMMODATION

Open canopy porch with outside lighting. Attractive black composite panelled and SUDG front door to

LOUNGE TO FRONT

12'11" x 11'7" (3.96 x 3.55)

With Amtico wood grain flooring, two radiators, TV aerial point. Further fitted book and shoe shelving in black concealing the consumer unit. Telephone point and broadband, digital thermostat for the central heating system on the ground floor, wired in smoke alarm. Doorbell chimes, stairway to the first floor. black interior doors to



INNER LOBBY

With Amtico wood grain flooring. Door to

SEPARATE WC

With white suite consisting of a vanity sink unit with navy double cupboard beneath, low level WC, contrasting tiled surrounds. Radiator, extractor fan and grey wood grain laminate wood strip flooring.

FITTED DINING KITCHEN TO REAR

11'6" x 8'11" (3.53 x 2.74)

With a fashionable range of gloss white fitted kitchen units consisting inset one and a half bowl single drainer stainless steel unit, black mixer taps above, double base unit beneath. Further matching range of floor mounted cupboard units, contrasting black working surfaces above with inset four ring stainless steel gas hob unit, single fan assisted oven with grill beneath. Stainless steel splashback and stainless steel chimney extractor hood above. Matching upstands, further matching range of wall mounted cupboard units one concealing the Baxi gas condensing combination boiler for central heating and domestic hot water. Integrated dishwasher and plumbing for automatic washing machine, grey ceramic tiled flooring and radiator. TV aerial point, UPVC SUDG French doors leading to the rear garden.



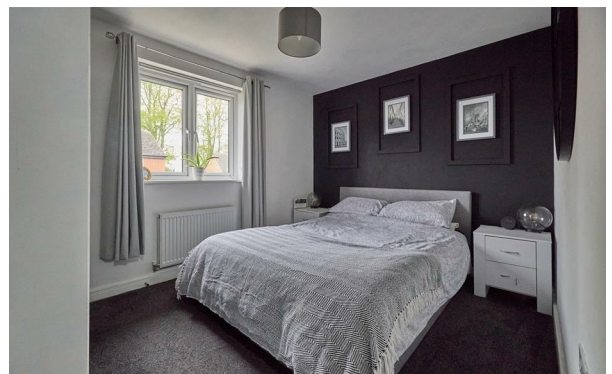
FIRST FLOOR LANDING

With wired in smoke alarm, loft access.

BEDROOM ONE TO REAR

11'6" x 9'0" (3.53 x 2.75)

With built in double wardrobes in black, radiator, TV aerial point. Digital thermostat for central heating system on the first floor.



BEDROOM TWO TO FRONT

8'2" x 11'8" (2.51 x 3.58)

With radiator.



BATHROOM TO SIDE

5'2" x 8'2" (1.59 x 2.51)

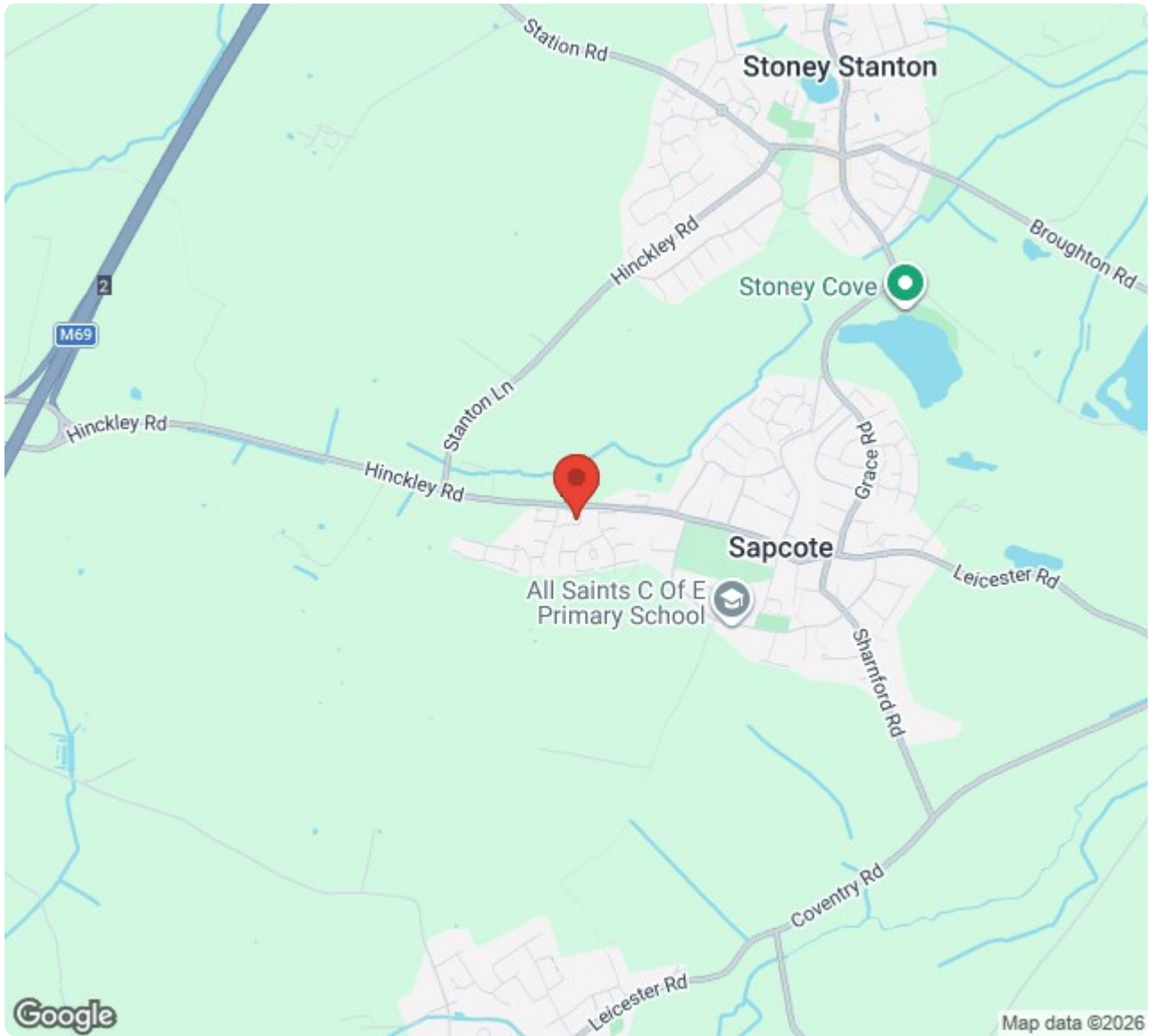
With white suite consisting panelled bath, mains shower unit above, glazed shower screen to side. Pedestal wash hand basin and low level WC, contrasting tiled surrounds and chrome heated towel rail. Shaver point and extractor fan.



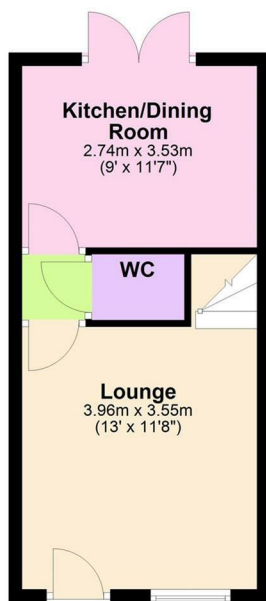
OUTSIDE

The property is nicely situated in a cul de sac set back from the road having a tarmacadam driveway to front, a pathway and timber gate lead to the fully fenced and enclosed rear garden which has a deep full width slabbed patio adjacent to the rear of the property beyond which the garden is principally laid to lawn, to the top of the garden is a metal shed, there is also lighting and an outside tap.

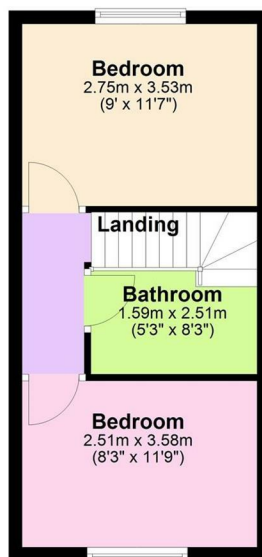




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	79	84
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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