

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



22 NORTHFIELD ROAD, SAPCOTE, LE9 4AS

OFFERS OVER £330,000

Outstanding 2019 Jelson Built Linnet design detached family home on a good sized corner plot. Sought after and convenient cul de sac location within walking distance of the village centre including shops, post office, garden centre, primary school, public house, parks, open countryside and good access to major road links. Immaculate contemporary style interior, NHBC guaranteed, energy efficient with a range of good quality fixtures and fittings including solid interior walls, white panelled interior doors, spindle balustrades ceramic tiled flooring, spotlights, wired in smoke alarms, alarm system, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers canopy porch, entrance hall, separate WC, though lounge/ dining room and fitted breakfast kitchen. Three good bedrooms (main with ensuite shower room) and family bathroom. Wide driveway to detached garage. Well kept front and good sized sunny rear garden. Viewing highly recommended. Carpets, blinds and shutters included.



TENURE

Freehold
Council Tax Band D

ACCOMMODATION

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

ENTRANCE HALLWAY

With grey ceramic tiled flooring. Single panelled radiator. Keypad for burglar alarm system. Wired in smoke alarm. Doorbell chime. Thermostat for central heating system. Stairway to first floor with white spindle balustrades. Useful under stairs storage cupboard beneath with grey ceramic tiled flooring, wall mounted consumer unit and lighting. Attractive white four panel interior doors to

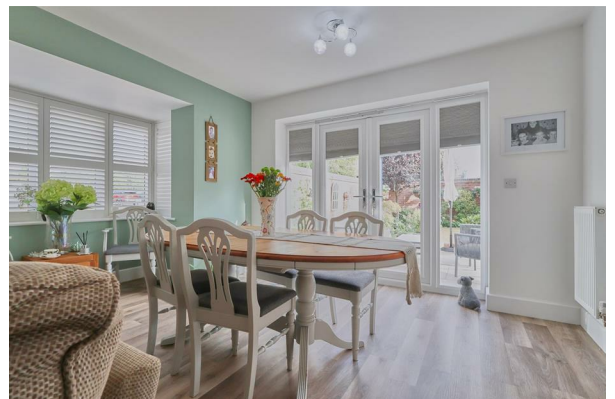
SEPARATE WC

With white suite consisting low level WC. Pedestal wash hand basin. Tiled splashbacks. Grey ceramic tiled flooring. Radiator. Extractor fan.

THROUGH LOUNGE DINING ROOM

14'4" x 21'6" (4.37 x 6.57)

With two radiators, TV aerial point and power point for a wall mounted flat screen TV, wired in smoke alarm, Kardin wood grain flooring, made to measure blinds, UPVC SUDG French doors to the rear garden with built in blind.



FITTED BREAKFAST KITCHEN TO REAR

9'11" x 11'6" (3.03 x 3.53)

With a fashionable range of light grey fitted kitchen units with soft close doors consisting inset one and a half bowl single drainer stainless steel sink unit with mixer taps above and cupboard beneath. Further matching floor mounted cupboard units and two drawer unit. Contrasting walnut finish roll edge working surfaces above with inset four ring stainless steel gas hob unit. Stainless steel chimney extractor hood above. Tiled splashback. Further matching wall mounted cupboard units. Integrated larger fridge and freezer. Double fan assisted oven with grill. Dishwasher. Plumbing for automatic washing machine. Inset ceiling spotlights. Wired in heat detector. Extractor fan. Grey ceramic tiled flooring. Radiator. TV aerial point.



FIRST FLOOR LANDING

With white spindle balustrades, wired in smoke alarm, radiator., door to the airing cupboard housing the gas condensing combination boiler for central heating and domestic hot water.

BEDROOM ONE TO REAR

10'5" x 11'4" (3.19 x 3.46)

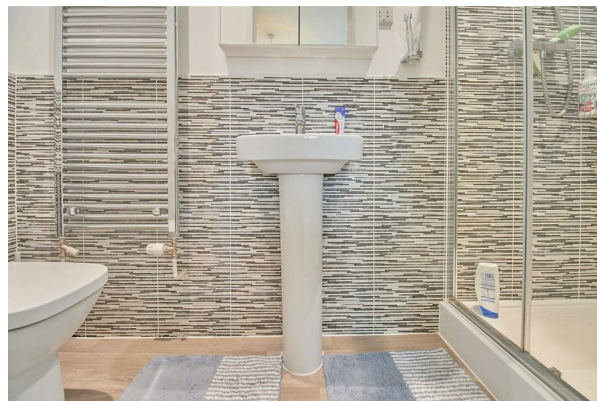
With single panelled radiator, Hive thermostat for central heating system, TV aerial point, door to



ENSUITE SHOWER ROOM

3'2" x 8'9" (0.97 x 2.69)

With white suite consisting fully tiled shower cubicle with glazed shower doors, pedestal wash hand basin with mirror fronted bathroom cabinet above, low level WC, contrasting tiled surrounds, chrome heated towel rail, inset ceiling spotlights, extractor fan.



BEDROOM TWO TO FRONT

7'1" x 11'5" (2.18 x 3.48)

With radiator, loft access with extending aluminium ladder for access, partially boarded with lighting.



BEDROOM THREE TO REAR

9'10" x 7'3" (3.00 x 2.21)

With a range of Hammonds bedroom furniture in walnut with soft closing doors consisting two double wardrobe units, radiator.



FAMILY BATHROOM

7'5" x 6'7" (2.27 x 2.01)

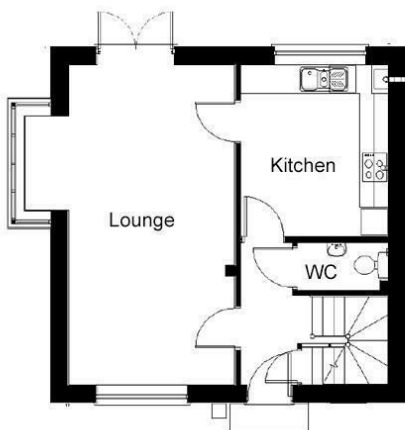
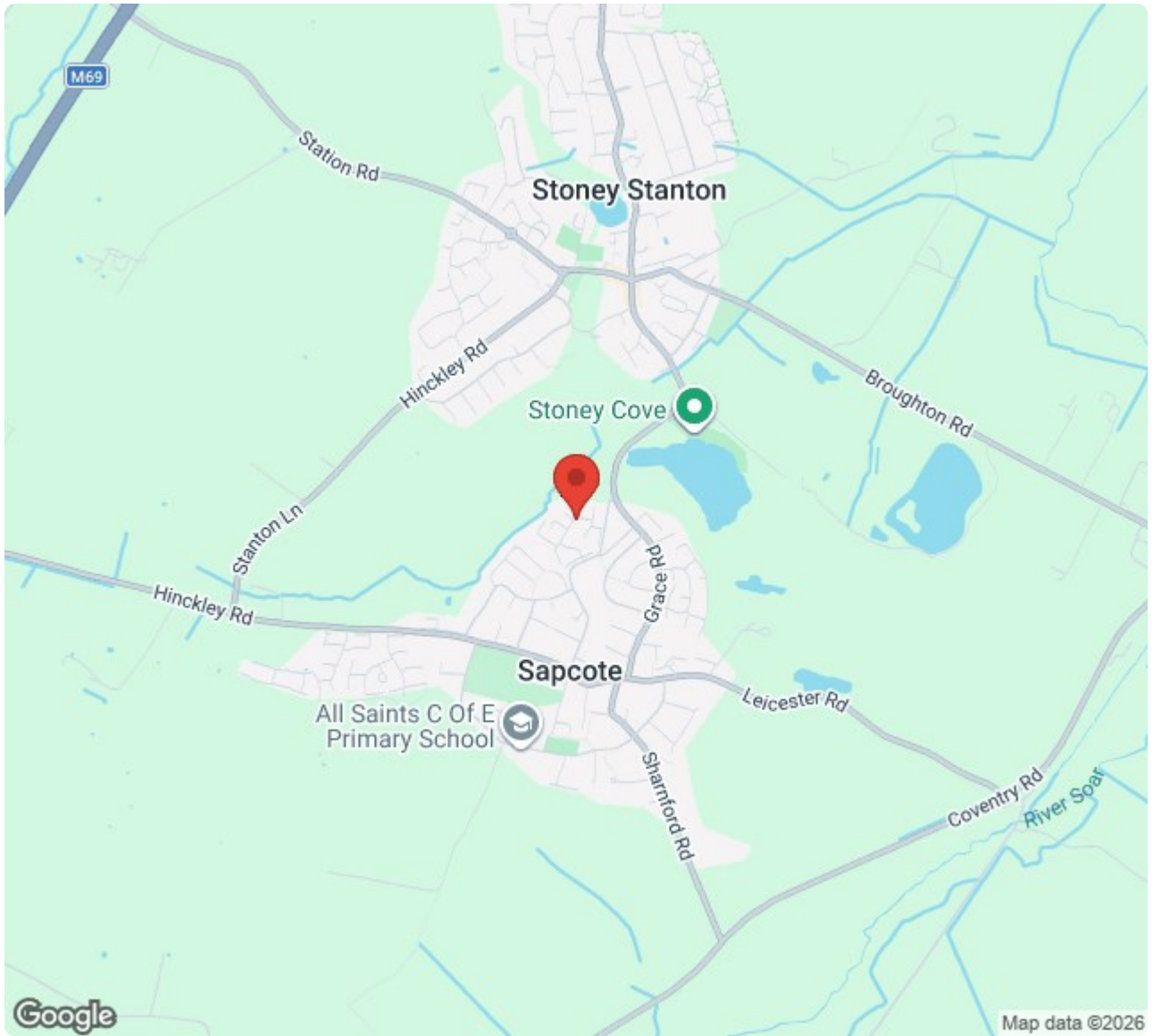
With white suite consisting panelled bath, main shower unit above and glazed shower screen to side, pedestal wash hand basin, low level WC, contrasting tiled surrounds, chrome heated towel rail, extractor fan, inset ceiling spotlights.



OUTSIDE

Outside the property is nicely situated in a cul de sac on an advantageous corner plot set back from the road, The front garden in decorative stones, to the right hand side of the property a tarmacadam driveway leads to the detached brick built garage with up and over door to front (6.03m x 3.04m) with light and power, composite panelled door to the side of the garage and a pitched roof offering further storage. A timber gate and Indian tone pathway lead between the house and the garage to the rear garden which is enclosed by a high brick retaining wall and panelled fencing. There is a full width Indian stone patio adjacent to the rear of the property. The garden is neatly laid to lawn with surrounding well stocked beds and borders. There is a sunny aspect. Outside tap, light and double power point.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(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		
	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		
(1-20) G		
Not environmentally friendly - higher CO ₂ 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