



5 GRACE ROAD, SAPCOTE, LE9 4JX

ASKING PRICE £325,000

NO CHAIN. Attractive Ennis built detached bungalow. Sought after and convenient location within walking distance of the village centre including shops, Post Office, garden centre, public house, primary school, open countryside and with good access to major road links. The property benefits from gas central heating, feature fireplace, burglar alarm system, fitted wardrobes and coving. Spacious accommodation offers large entrance hallway, lounge, and dining kitchen. 3 bedrooms and bathroom. Driveway to good sized garage with inspection pit. Front and enclosed rear garden. Viewing highly recommended. Carpets, light fittings and curtains included.



TENURE

Freehold

Council Tax Band D

ACCOMMODATION

Crazy paved pathway leads to the front door. Wooden and glazed door to

ENTRANCE HALLWAY

9'9" x 24'7" (2.98 x 7.50)

With coving to ceiling, two single panelled radiators and telephone point. Keypad for the burglar alarm system. Wall mounted thermostat for the central heating. Door to useful storage cupboard with shelf. Attractive white panelled interior door to



LOUNGE TO FRONT

16'2" x 11'9" (4.93 x 3.60)

With feature fireplace incorporating a gas fire with wooden surrounds and hearth, coving to ceiling, smoke alarm, TV aerial point, double panelled radiator. Door to

KITCHEN/DINING AREA TO REAR

9'3" x 14'7" (2.82 x 4.47)

With a range of fitted kitchen units consisting cupboards and drawers with roll edge working surface above. Inset stainless steel sink, drainer with mixer tap above and cupboard beneath. Integrated oven and grill, integrated four ring gas hob with extractor above, wooden glazed doors to the rear garden. Further working surface with plumbing for automatic washing machine and appliance recess points, as well as a wall mounted Worcester gas combination boiler for central heating and domestic hot water and tiled flooring.



BEDROOM ONE TO FRONT

12'8" x 11'11" (3.87 x 3.64)

With mirror fronted wardrobes with rails and shelving, dressing table with drawers and single panelled radiator. Attractive white panelled interior door to



BEDROOM TWO

7'10" x 12'0" (2.40 x 3.66)

With single panelled radiator and coving to ceiling. Door to



BEDROOM THREE/DINING ROOM TO REAR

11'5" x 10'5" (3.49 x 3.20)

With coving to ceiling and wooden glazed double doors to the rear garden.



BATHROOM TO REAR

6'7" x 8'2" (2.02 x 2.51)

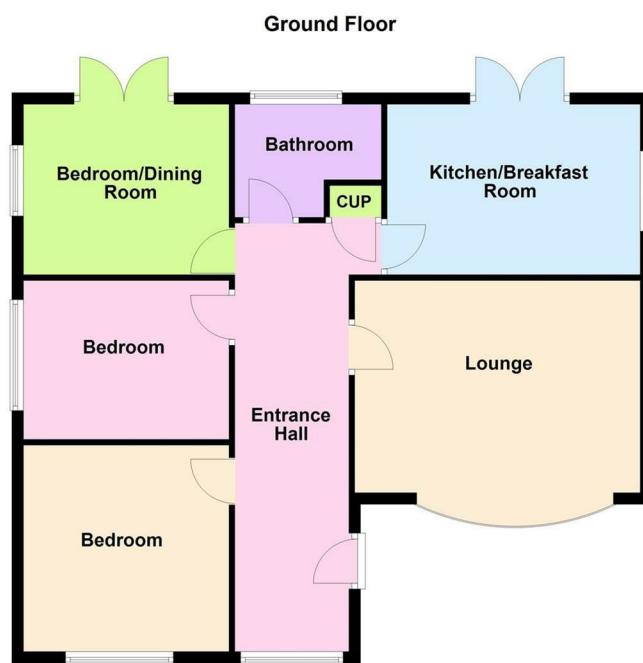
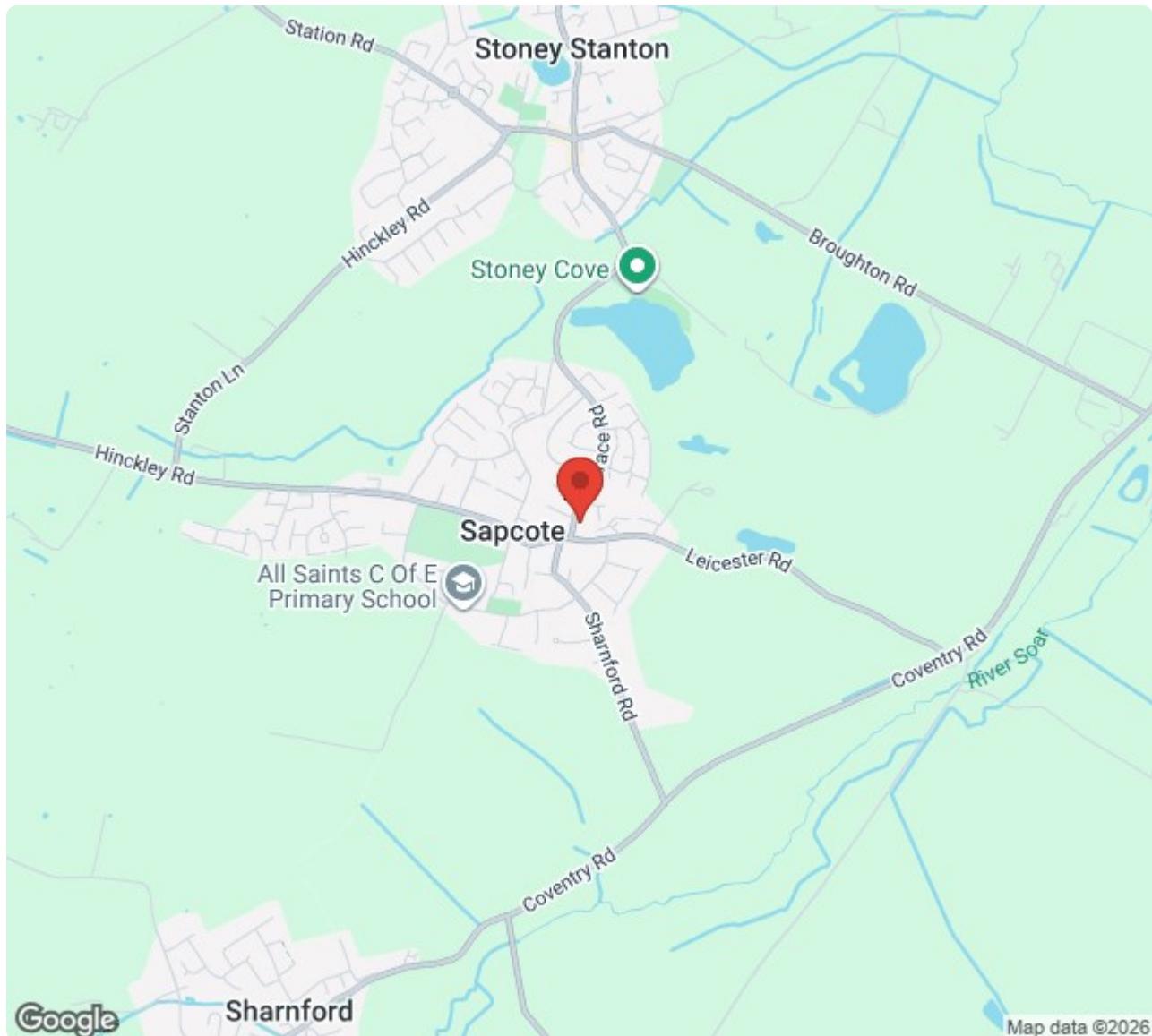
With white suite consisting panel bath with MIRA electric shower above, fully tiled surrounds, low level WC, pedestal wash hand basin, laminate flooring and heated towel rail. Wall mounted mirror fronted bathroom cabinet and radiator.



OUTSIDE

The property is nicely situated set back from the road with a front garden which is principally laid to lawn with driveway to side leading to double wrought iron gates leading down the side of the property to a detached garage (3.78m x 7.34m) with up and over door to front. The garage also has light and power and a rear pedestrian door as well as an inspection pit. There is also a gate and pedestrian access to the other side. To rear is a good size fenced and enclosed rear garden which is principally laid to lawn with well established beds and well stocked surrounding beds. There is also a crazy paved patio adjacent to the rear of the property with outside lighting and tap.





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			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
Energy Efficiency 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