

Scrivins & Co

Sales & Lettings

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

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17 CASTLE CLOSE, SAPCOTE, LE9 4LB

OFFERS OVER £220,000

NO CHAIN! Spacious semi detached dormer bungalow. Sought after and convenient cul de sac location within walking distance of the village centre including The Co-Op, post office, junior school, public house, open countryside and with good access to major road links. Benefiting from good size driveway & garden, underfloor heating and UPVC SUDG. Accommodation offers entrance hallway, kitchen, lounge and bathroom. Three double bedrooms (all with fitted wardrobes). Long driveway to single garage. Good sized enclosed rear garden. Carpets, blinds and light fittings included.



TENURE

Freehold
Council Tax Band B

ACCOMMODATION

With under floor heating throughout the ground floor of the property.

UPVC SUDG door to the

ENTRANCE PORCHWAY

With cupboard housing the fuse box and electric meter. Wooden and glazed door to the

ENTRANCE HALLWAY

With door to an under stairs storage cupboard. A further door to an airing cupboard housing the water tank. Wooden and glazed door to

LOUNGE TO FRONT

15'3" x 10'11" (4.66 x 3.35)

With stairway to the first floor.



KITCHEN TO REAR

10'5" x 8'4" (3.18 x 2.56)

With a range of fitted kitchen units with roll edge working surfaces above. Inset one and a half bowl drainer sink with mixer tap. Space for a cooker, washing machine and fridge freezer. Further range of matching wall mounted cupboard units. Vinyl flooring, tiled splashbacks and UPVC SUDG door to the rear garden.



BEDROOM ONE TO REAR

10'11" x 11'11" (3.34 x 3.64)

With fitted wardrobe with sliding doors to front and cupboards above.



BEDROOM TWO TO FRONT

10'5" x 9'11" (3.18 x 3.03)

With fitted wardrobe with sliding doors to front and cupboards above.



BATHROOM TO SIDE

6'2" x 5'5" (1.89 x 1.67)

With panelled bath with mixer tap and electric shower attachments above with shower screen to side, low level WC, vanity sink unit with double cupboard beneath. Half tiled surrounds and vinyl flooring.



FIRST FLOOR LANDING

BEDROOM THREE

11'2" x 10'4" (3.42 x 3.15)

With fitted wardrobes with sliding doors to front and cupboards above.

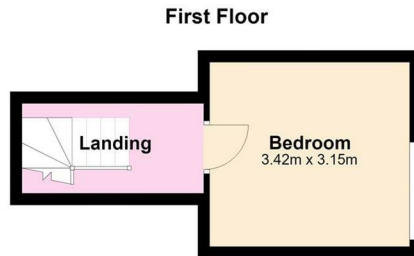
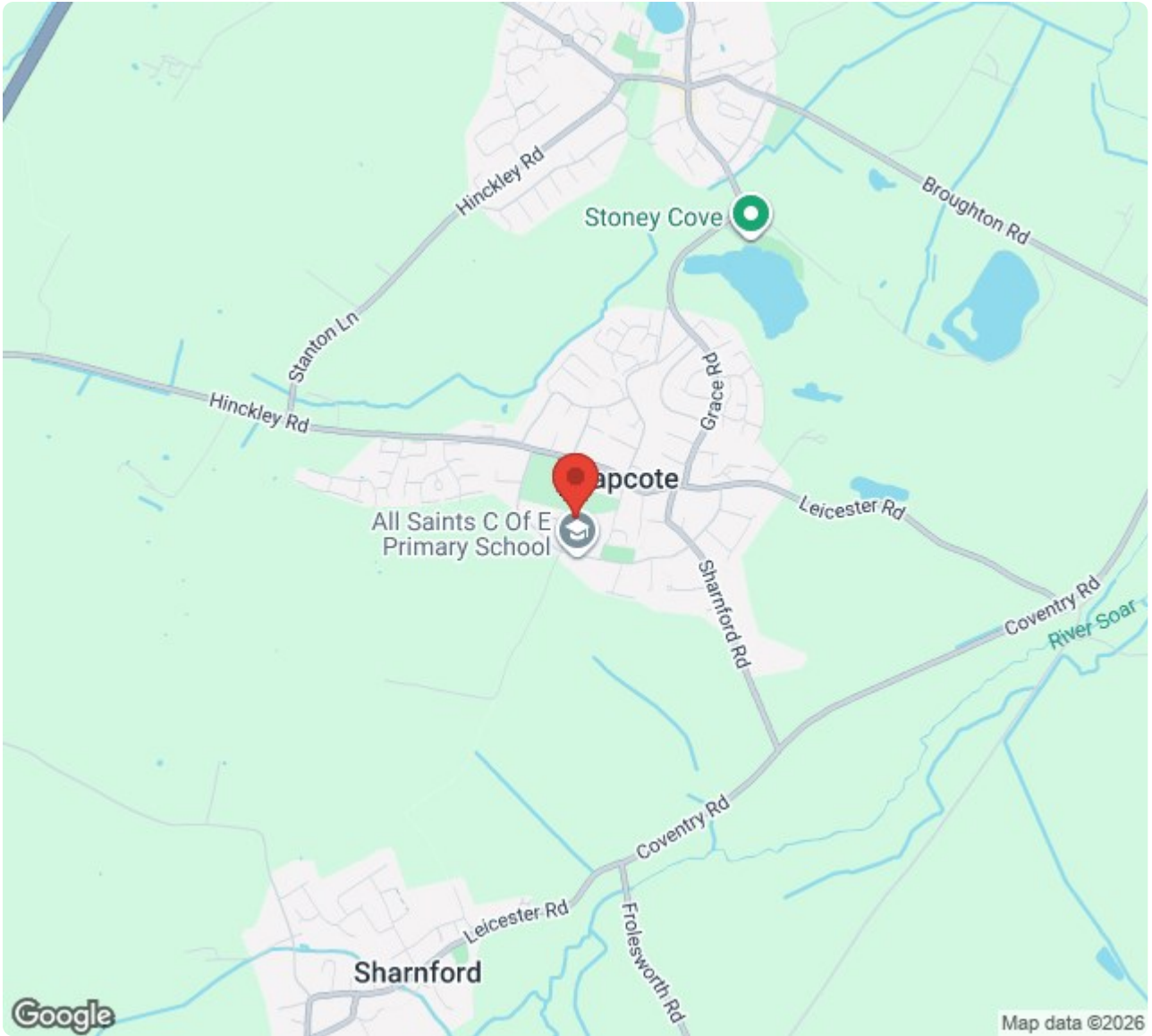


OUTSIDE

The property is nicely situated in a cul de sac set well back from the road with a large tarmacadam driveway to front leading to the single brick built garage measuring 2.51m x 5.39m. With up and over door to front, lighting and a UPVC SUDG pedestrian door to rear.

A pedestrian gate to the side offers access to the good sized enclosed rear garden with a slabbed patio adjacent to the rear of the property beyond which the garden is principally laid to lawn with surrounding mature shrubs and bushes. There is a further slabbed pathway leading down the centre of the garden to a pedestrian gate which offers access to a walkway.





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		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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