

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

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6 LOCKLEY GARDENS, SAPCOTE, LE9 4BA

£270,000

Impressive 2014 built 3 storey semi detached family home. Popular and convenient cul de sac location within walking distance of the village centre including shops, post office, junior school, public houses, garden centre, open country side and good access to major road links. Immaculately presented including white panelled interior door, spindle balustrades, refitted kitchen, spot lights, wired in smoke alarms & UPVC SUDG. Spacious accommodation offers entrance hall, lounge, dining kitchen and separate WC. 3 double bedrooms (main with en suite shower room) and family bathroom. Double driveway, hard landscaped front and enclosed rear garden with shed. Viewing recommended.



TENURE

Freehold
Council Tax Band C

ACCOMMODATION

Composite and SUDG front door to

ENTRANCE HALLWAY

With stairway to the first floor, radiator, key pad for the burglar alarm system, white panelled interior door to

LOUNGE TO FRONT

12'5" x 12'0" (3.79 x 3.66)

With radiator, TV aerial point.



KITCHEN/DINER TO REAR

16'1" x 11'10" (4.91 x 3.61)

With a range of floor standing white fitted kitchen units with roll edge working surface above, inset one and a half bowl stainless steel drainer sink with mixer tap, a range of integrated appliances including oven, fridge freezer, electric hob with extractor above, dishwasher, a further range of matching wall mounted kitchen cupboard units one housing the fuse box, tiled flooring, inset ceiling spotlights, radiator, UPVC SUDG door to the rear garden.



SEPARATE WC

3'4" x 5'7" (1.03 x 1.71)

With low level WC, vanity sink unit with double cupboard beneath, white heated towel rail, tiled flooring.



FIRST FLOOR LANDING

With white panelled interior door to airing cupboard housing the water tank, door to

BEDROOM TWO TO FRONT

10'11" x 9'1" (3.35 x 2.77)

With radiator, TV aerial point.



BEDROOM THREE TO REAR

13'1" x 9'0" (4.00 x 2.75)

With radiator, TV aerial point, two fitted double wardrobe units.



BATHROOM TO REAR

6'9" x 8'9" (2.07 x 2.69)

With four piece suite consisting a free standing roll top bath with mixer tap, fully tiled shower cubicle with mains shower attachment, sliding shower screen, low level WC, wall mounted sink unit, fully tiled surrounds, inset ceiling spotlights, vinyl flooring.



SECOND FLOOR LANDING

With loft access, radiator, white panelled interior door to

BEDROOM ONE

12'4" x 10'0" (3.78 x 3.06)

With radiator, TV aerial point, two fitted wardrobes with sliding doors to front and fitted chest of drawers, white panelled interior door to



ENSUITE SHOWER ROOM

8'4" x 5'2" (2.56 x 1.59)

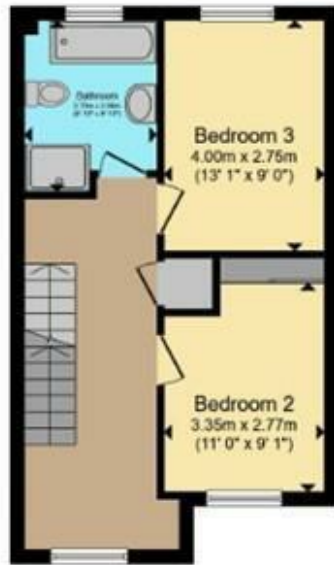
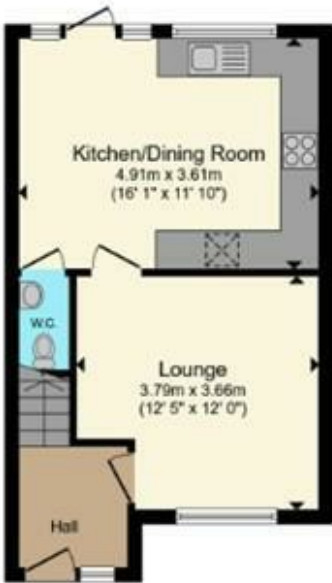
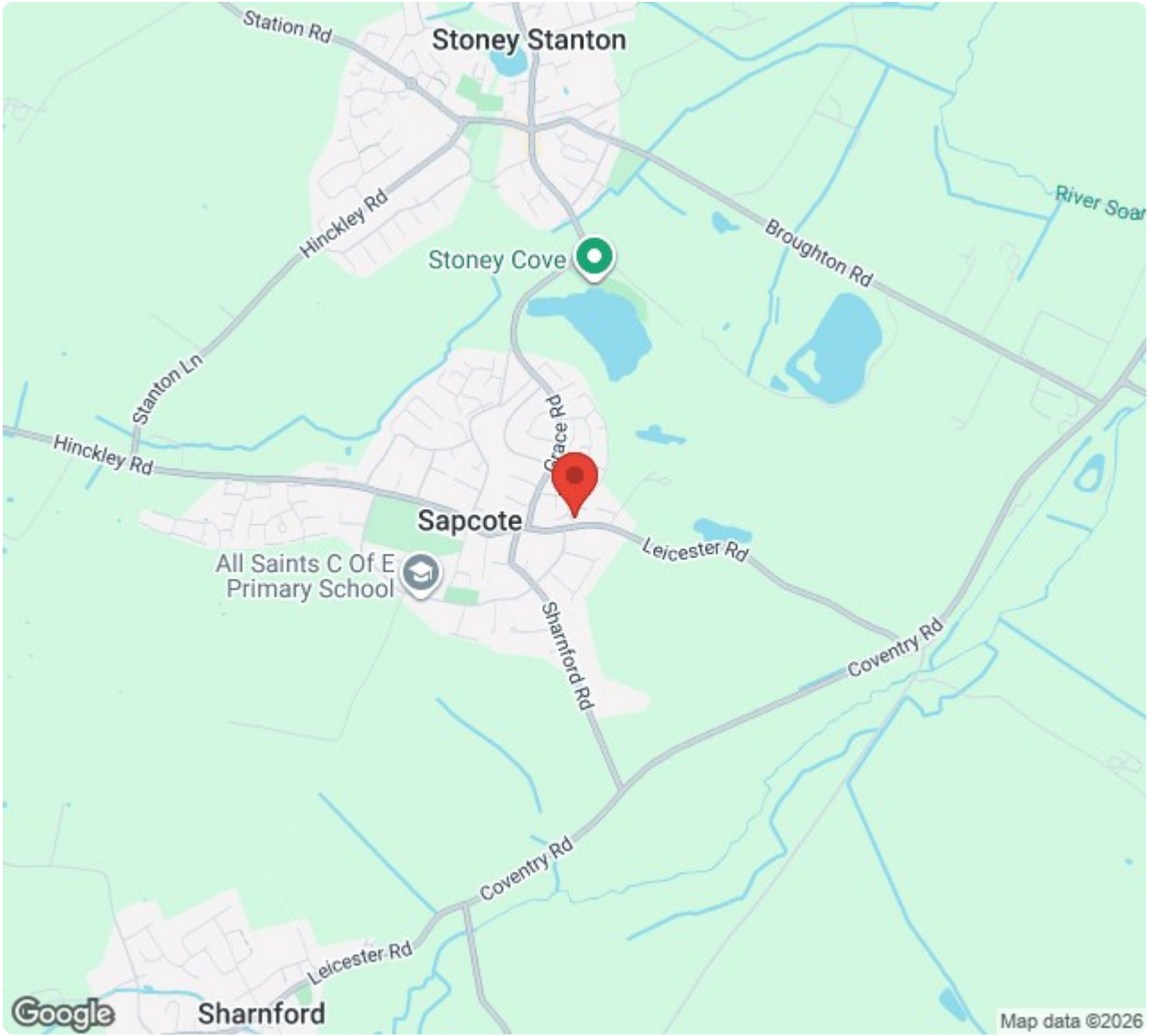
With fully tiled shower cubicle with mains shower attachment and sliding shower screen surrounding, low level WC, wall mounted sink unit, white heated towel rail, fully tiled surrounds, inset ceiling spotlights, Velux window, vinyl flooring.



OUTSIDE

Outside the property is situated set back from the road with a stoned front garden and slabbed pathway to the front door, a pedestrian gate offers access to the fenced and enclosed rear garden with a slabbed patio adjacent to the rear of the property beyond which the garden is principally laid in astro turf with a further stone border to side and a timber shed at the bottom, two allocated parking spaces to rear.





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		72	78
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			

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