

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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7 RYE HILL DRIVE, SAPCOTE, LE9 4GG

OFFERS OVER £400,000

DOUBLE GARAGE! Impressive 2017 Jelson built detached property on an advantageous good sized corner plot. Sought after and convenient location within walking distance to the village centre including shops, post office, junior school, garden centre, parks, public houses, Stoney Stanton and good access to major road links. Immaculately presented NHBC guaranteed, burglar alarm system, energy efficient with a range of good quality fixtures and fittings including white panelled interior doors, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious property offers entrance hallway, lounge, dining room, separate WC and breakfast kitchen. Four bedrooms (main with ensuite shower room) and family bathroom. Driveway to front offers ample car parking/caravan parking, leading to double garage. Front and good sized rear garden with shed. Carpets blinds and light fittings included.



TENURE

Freehold
Council Tax Band E
EPC Rating B

Estate Maintenance charge of approximately £350 per annum.

ACCOMMODATION

attractive composite front door to

ENTRANCE HALLWAY

With tiled flooring, double panelled radiator, wired in smoke alarm. Telephone point. Wall mounted Drayton thermostat, keypad for burglar alarm system, door to useful under stairs storage cupboard with shelving. Stairway to first floor with white spindle balustrades. Attractive white double panelled double doors to the



LOUNGE

20'0" x 10'11" (6.11 x 3.33)

with dual aspect. With two double panelled radiator, UPVC SUDG French doors to the rear garden. TV points. Attractive white panelled interior door to



SEPARATE WC

5'5" x 2'10" (1.67 x 0.88)

With low level WC, vanity sink unit, single panelled radiator. Tiled flooring and extractor fan. Door to



BREAKFAST KITCHEN TO REAR

18'3" x 10'5" (5.58 x 3.20)

With a fashionable range of floor standing cupboard units in white with roll edge working surfaces above, Range cooker included with five ring gas hob and stainless steel extractor hood above and double oven. Inset one and a half bowl stainless steel sink and drainer with mixer tap above and double cupboard beneath, integrated Electrolux dishwasher, integrated fridge freezer, plumbing for automatic washing machine. Further matching range of wall mounted cupboard units, one housing the Potterton gas condensing boiler for the central heating. Tiled flooring and wired in heat detector, double panelled radiator. Fitted breakfast bar with cupboard beneath.



DINING ROOM TO FRONT

10'0" x 10'7" (3.06 x 3.23)

With double panelled radiator. Door to



FIRST FLOOR LANDING

With loft access and double panelled radiator. Wired in smoke alarm. Door to



BEDROOM ONE TO REAR

14'11" x 10'7" (4.55 x 3.23)

With radiator. Drayton thermostat for the central heating. Door to



EN SUITE SHOWER ROOM

6'6" x 6'4" (2.00 x 1.94)

With laminate wood strip flooring, enclosed shower cubicle with fully tiled surrounds, low level WC, pedestal wash hand basin and chrome heated towel rail. Door to



BEDROOM TWO TO REAR

9'1" x 10'2" (2.77 x 3.10)

With double panelled radiator. Door to



BEDROOM THREE TO FRONT

12'2" x 7'9" (3.72 x 2.37)

With double panelled radiator. Door to



BEDROOM FOUR TO FRONT

7'10" x 9'7" (2.39 x 2.93)

With double panelled radiator. Door to

FAMILY BATHROOM

8'9" x 7'8" (2.67 x 2.35)

With white suite consisting panelled bath with mixer shower above and tiled surrounds, low level WC, pedestal wash hand basin and chrome heated towel rail. Laminate wood strip flooring. Door to the airing cupboard which houses the cylinder for the hot water, shelving,



OUTSIDE

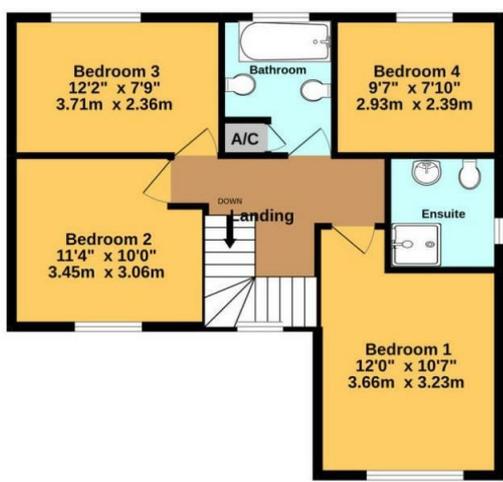
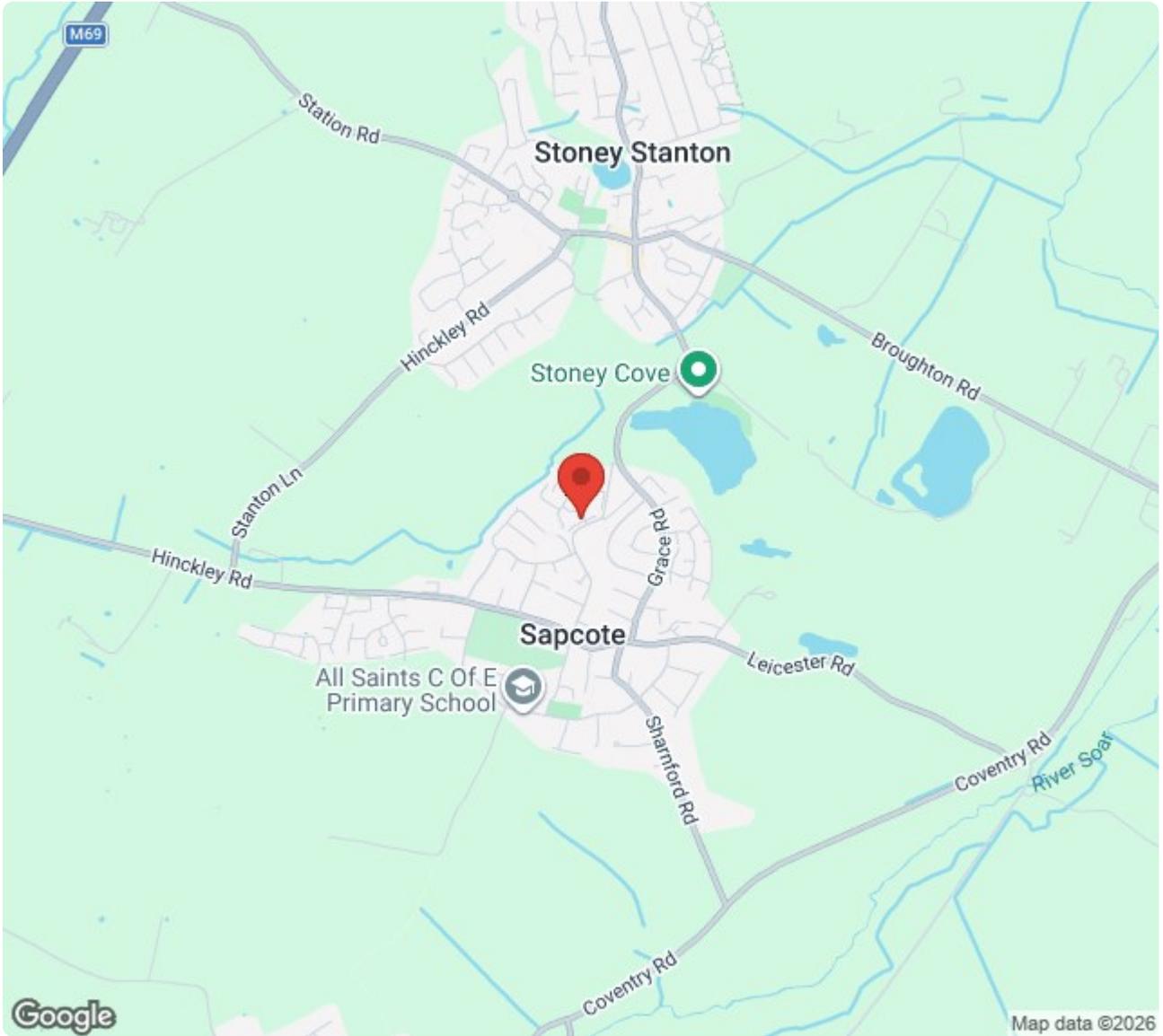
The property is nicely situated on a corner plot within a cul de sac set back from the road. A front garden with slate chippings and a slabbed pathway, outside gas and electric meters. There is an area opposite the property which is also laid to lawn with hardstanding grids offering further car parking. A tarmacadam driveway to side leads to a double brick built garage with double doors to front. Accessed via a timber gate to side is the good sized rear garden enclosed by fencing and a brick retaining wall with outside tap and rear pedestrian door to the garage. Adjacent to to the rear of the property is a slabbed patio with outside lighting and surrounding beds. There is a wooden Pergola and stoned area to the left hand side and the remainder of the the patio wraps around the garden. A large timber shed (included). The remainder of the garden is laid to lawn with well established and well stocked surrounding beds.



DOUBLE GARAGE

20'8" x 19'7" (6.32 x 5.97)

With lighting and power with alarm, and the roof is fully boarded for storage.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(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			
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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