

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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## 59 SAPCOTE ROAD, BURBAGE, LE10 2AS

**OFFERS IN THE REGION OF £400,000**

Impressive detached bungalow situated on a substantial plot of approximately 0.5 acres! Highly sought after and convenient non estate location within walking distance of the village centre, including shops, schools, doctors, dentists, restaurants, public houses and easy access to the A5 and M69 motorway. The property benefits from gas central heating, tiled flooring, re fitted bathroom and feature fireplace with Cornish Slate. Accommodation offers entrance hallway, lounge, dining kitchen and conservatory. 3 bedrooms and bathroom. Large front garden enclosed by a Cornish Slate wall and long tarmac, slabbed and Cornish slate infill driveway to side. Extensive rear garden with open views and development potential (STPP). Viewing highly recommended. Carpets and light fittings included.



## TENURE

Freehold  
Council Tax Band D

## ACCOMMODATION

Wooden and glazed front door to the

## ENTRANCE PORCH

With tiled flooring and a further wooden and glazed door to the

## ENTRANCE HALLWAY

With smoke alarm, radiator. Loft access, the loft is partially boarded and houses the water tank. Wooden interior door to



## KITCHEN/DINER TO REAR

### DINING ROOM

9'2" x 10'6" (2.80 x 3.21)

With two double panelled radiators, wooden and glazed door to the lounge and a UPVC SUDG sliding door to the conservatory. Archway to the



### KITCHEN AREA

11'9" x 5'2" (3.59 x 1.58)

With a range of floor standing kitchen units with wood effect roll edge working surfaces above and an inset one and a half bowl stainless steel drainer sink with mixer tap. Double Hotpoint oven and a space for an under counter fridge. Further range of wall mounted cupboard units. Tiled splashbacks and tiled flooring.



### LOUNGE TO FRONT

12'11" x 11'11" (3.95 x 3.64)

With a feature open fireplace with Cornish slate hearth and backing, polished Cornish slate tiles with a wooden mantle above. Radiator, TV aerial point and broadband point.



### CONSERVATORY TO REAR

11'4" x 8'8" (3.47 x 2.65)

With tiled flooring, full height storage cupboard and wooden and glazed doors leading to the rear garden.



### BEDROOM ONE TO FRONT

12'10" x 11'10" (3.92 x 3.63)

With freestanding wardrobes. Double panelled radiator and cupboard housing the electric meter.



### BEDROOM TWO TO REAR

8'7" x 10'5" (2.62 x 3.19)

With radiator.



### BEDROOM THREE TO REAR

5'10" x 10'1" (1.80 x 3.09)

With radiator.



### REFITTED BATHROOM TO SIDE

5'11" x 8'5" (1.82 x 2.59)

With a white panelled bath with mixer tap, shower attachment and shower screen to side, low level WC, pedestal wash hand basin and fully tiled surrounds including the flooring. Double doors to an airing cupboard and radiator.



## OUTSIDE

The property is nicely situated set well back from the road on a substantial plot which is approximately 0.5 acres and 40ft wide. There is a large front garden that is principally laid to lawn with surrounding well stocked borders and edged by a Cornish slate retaining wall. A slabbed, Cornish slate and tarmac driveway leads down the right hand side of the property and leads to an substantial rear garden with a further slabbed patio adjacent to the rear of the property where there is a timber shed with lighting and power and door to a utility Room.

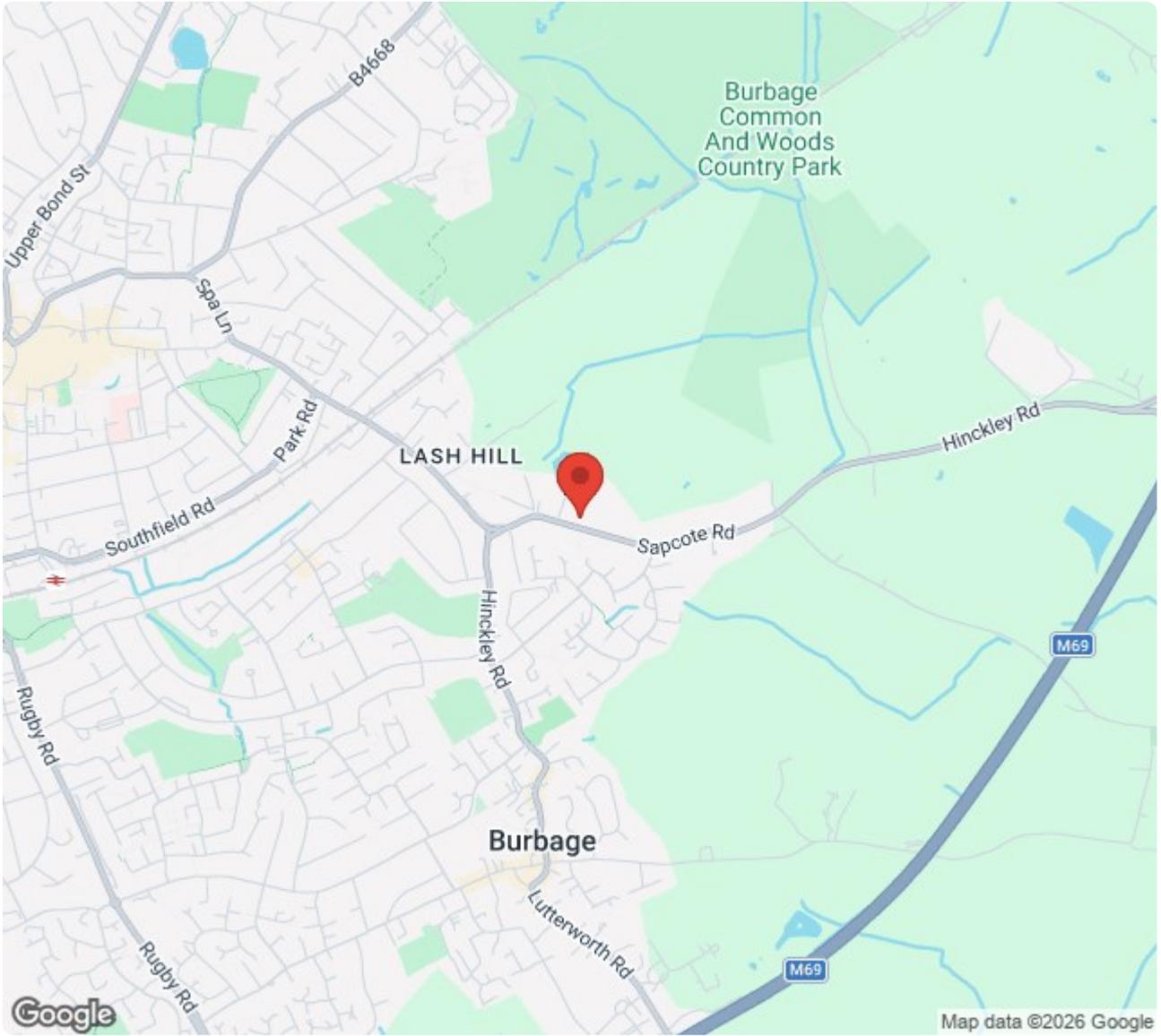
The remainder of the rear garden offers an extensive lawned area with surrounding well stocked beds and borders and a variety of mature trees and shrubs. There is a garden store halfway down the garden and a further timber outbuilding.



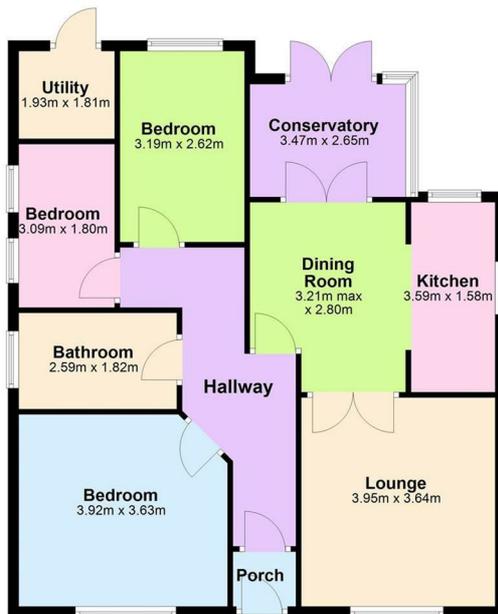
## UTILITY ROOM

5'11" x 6'3" (1.81 x 1.93)

With a low level WC, wall mounted wash hand basin and wall mounted double cupboard unit. Appliance recess points and the wall mounted Valliant gas boiler.



**Ground Floor**



| 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 <sub>2</sub> ) Rating                  |   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |   |                         |           |
| England & Wales   |   | EU Directive 2002/91/EC |           |



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