



## 20 SPA DRIVE, SAPCOTE, LE9 4FN

**ASKING PRICE £300,000**

**NO CHAIN.** Extended Ennis built detached family home, sought after and convenient location within walking distance of the village centre including shops, post office, primary school, garden centre, public house, open countryside and good access to major road links. Well presented benefitting from panelled interior doors, feature fireplace, gas central heating, UPVC SUDG and UPVC soffits and facias. Spacious accommodation offers open porch, entrance hall, through lounge dining room, fitted dining kitchen, separate WC and family room/study. Three bedrooms, two with fitted wardrobes and bathroom with shower cubicle. Driveway, front and enclosed sunny rear garden with a shed. Contact agents to view. Carpets, curtains, light fittings and shed included.



## TENURE

Freehold

## ACCOMMODATION

Open pitched tiled canopy porch with outside lighting, attractive oak panelled leaded glazed front door with matching side panels.

## ENTRANCE HALLWAY

With single panelled radiator, telephone point, one matching wall light. Thermostat for central heating system, doorbell chime, stairway to first floor. Attractive wood panel and glazed doors on ground floor lead to



## THROUGH LOUNGE DINING ROOM

12'6" x 25'7" (3.83 x 7.81)

The lounge area to front with feature open fireplace, having ornamental wood surrounds, raised marble hearth and backing incorporating coal effect gas fire, radiator and TV aerial point. Dining area to rear with double panelled radiator, UPVC SUDG double glazed french door leading to the rear garden.



## REAR FITTED DINING KITCHEN

14'6" x 17'10" (4.44 x 5.46)

With a range of cream fitted kitchen units consisting inset single drainer stainless steel sink unit, mixer taps above, cupboard beneath, further matching range of floor mounted cupboard units and drawers. Contrasting light grey roll edged working surfaces above with inset four ring stainless steel gas hob unit, double fan assisted oven with grill beneath, integrated extractor hood above. Tiled splashbacks, further matching range of wall mounted cupboard units including one double and two single display units with concealed lighting and glazed doors. Housing for fridge freezer, further tall larder cupboard housing the floor standing boiler for central heating and domestic hot water. Integrated dishwasher, appliance recess points and plumbing for automatic washing machine. Ceramic tile flooring, radiator, UPVC SUDG French doors leading to the rear garden. Hardwood panel and glazed door to side. Door to



## SEPARATE WC

With white suite consisting of low level WC, wall mounted sink unit, tiled splashbacks, ceramic tiled flooring and radiator. Extractor fan.

## FRONT FAMILY ROOM

7'3" x 15'8" (2.22 x 4.78)

With radiator, three matching wall lights, wall mounted electric meters and consumer unit.



## FIRST FLOOR LANDING

With door to airing cupboard housing the lagged copper cylinder and fitted immersion heater for supplementary domestic hot water, loft access. Pine panelled interior door leads to

## FRONT BEDROOM ONE

12'4" x 13'3" (3.76 x 4.05)

With a range of bedroom furniture in cream consisting two double wardrobe units, dressing table to centre, cupboards above, further matching chest of draws, radiator.



## REAR BEDROOM TWO

9'11" x 12'0" (3.04 x 3.67 )

With a range of bedroom furniture in cream, consisting two double wardrobe units, dressing table to centre, drawers, mirror and cupboards above, radiator.



## FRONT BEDROOM THREE

7'10" x 9'1" (2.41 x 2.77)

With radiator.



## REAR BATHROOM

8'9" x 5'6" (2.68 x 1.70)

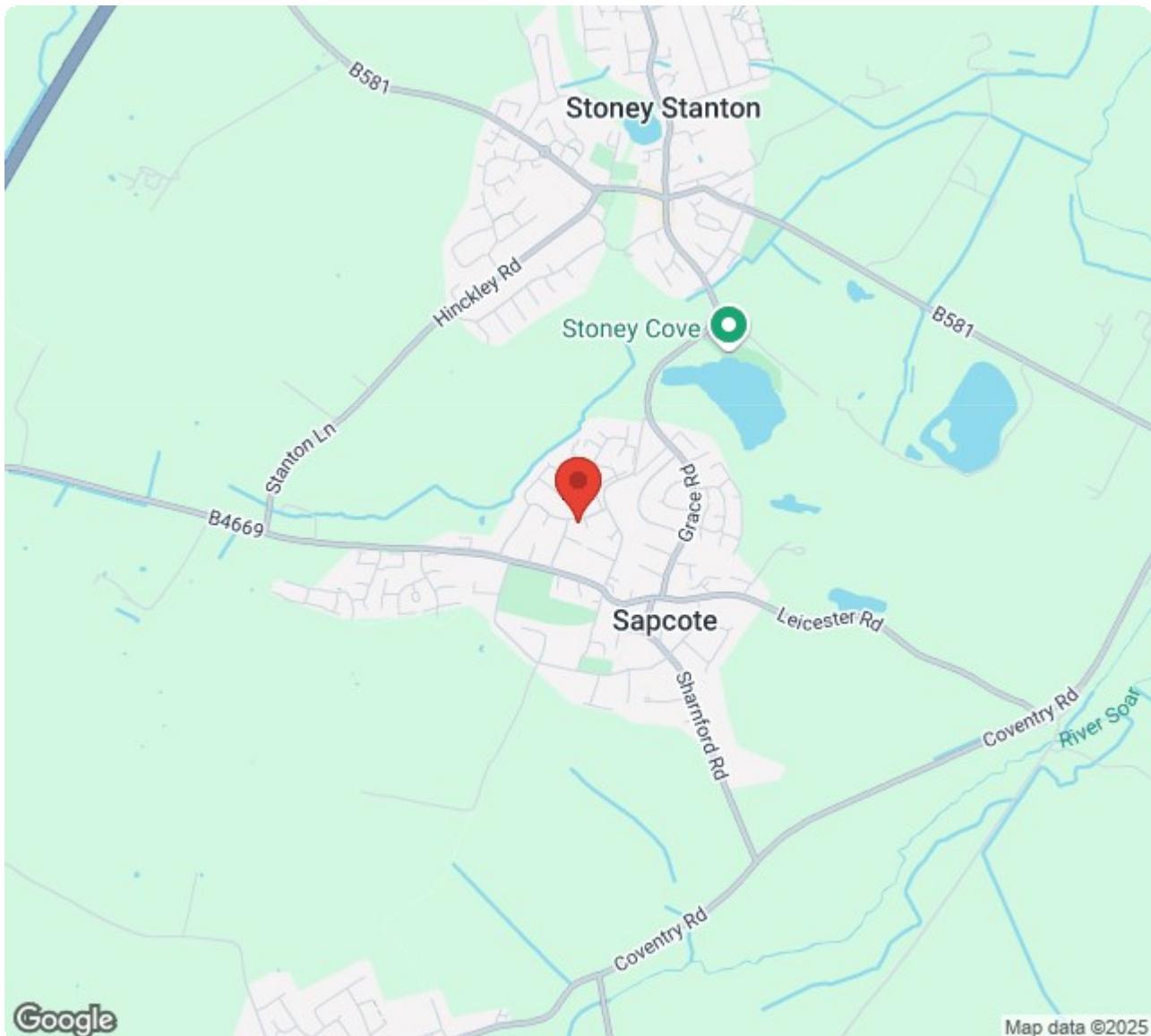
With white suite consisting panelled bath, fully tiled shower cubicle with glazed shower doors, pedestal wash hand basin and low level WC, contrasting half tile surround. Chrome heated tower rail and extractor fan. Wall mounted mirror fronted bathroom cabinet and further mirror over the sink.



## OUTSIDE

The property is set back from the road, screened behind a privy hedge, the front garden is principally laid to lawn with inset and surrounding beds and borders. Concrete driveway to side, a timber gate and slabbed pathway lead down the left hand side of the property to the rear garden which is enclosed by fencing and hedging, there is a full width slabbed patio adjacent to the rear of the property with outside tap and lighting, beyond which the garden is principally laid to lawn with surrounding well stocked beds and borders. There is also a timber shed, the garden has a sunny aspect.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	83
(81-91)	B	
(69-80)	C	
(55-68)	D	62
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/81/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		
EU Directive 2002/81/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