

# Scrivins & Co

## Sales & Lettings

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**18 SPA DRIVE, SAPCOTE, LE9 4FN**

**OFFERS OVER £300,000**

Spacious Ennis built detached bungalow. 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 gas central heating, refitted kitchen, wooden flooring and UPVC SUDG. Offers open porch, entrance hall, lounge and dining kitchen. Two double bedrooms and shower room. Driveway to garage. Advantageous corner plot with front, side and rear gardens. Early viewing recommended. Carpets, light fittings, blinds, curtains and white goods included.



## TENURE

FREEHOLD

Council Tax Band C

EPC Rating D

## ACCOMMODATION

Arch topped open porch with two outside lamps. UPVC SUDG front door with matching side panel to

## ENTRANCE HALLWAY

with single panelled radiator. Digital programmer and thermostat for central heating and domestic hot water. Original oak wood strip flooring. Loft access. Loft is partially boarded with lighting. Plaster coving to ceiling.



## FRONT LOUNGE

16'3" x 12'2" (4.95 x 3.71)

with feature Adam Cotswold style fireplace, incorporating a living flame coal effect electric fire. Double panelled radiator and satellite TV point. Original stripped pine flooring and plaster coving to ceiling



## REFITTED DINING KITCHEN TO REAR

14'2" x 9'4" (4.32 x 2.84)

with a range of blue fitted kitchen units with roll edged workings surface. Integrated electric hob and electric oven. Integrated fridge and freezer. Washing machine & dishwasher included. Wall mounted Worcester gas condensing combination boiler for central heating and domestic hot water. Dado rail and vinyl floor covering. Panelled radiator. Plaster coving to ceiling. UPVC SUDG door to outside.



## BEDROOM ONE TO FRONT

12'8" x 11'0" (3.86 x 3.35)

Currently in use as an office with single panelled radiator. Telephone point and fibre broadband. With fitted carpet.



### **BEDROOM TWO TO REAR**

12'6" x 12'8" (3.81 x 3.86)

with single panelled radiator and fitted carpet.



### **SHOWER ROOM TO REAR**

7'7" x 5'10" (2.31 x 1.78)

Fully tiled shower cubicle with glazed panels and electric shower. Pedestal wash hand basin and low level WC. Electric shaver point and extractor fan. Wall mounted cabinets. Vinyl floor covering. Stopcock access with fitted water meter.



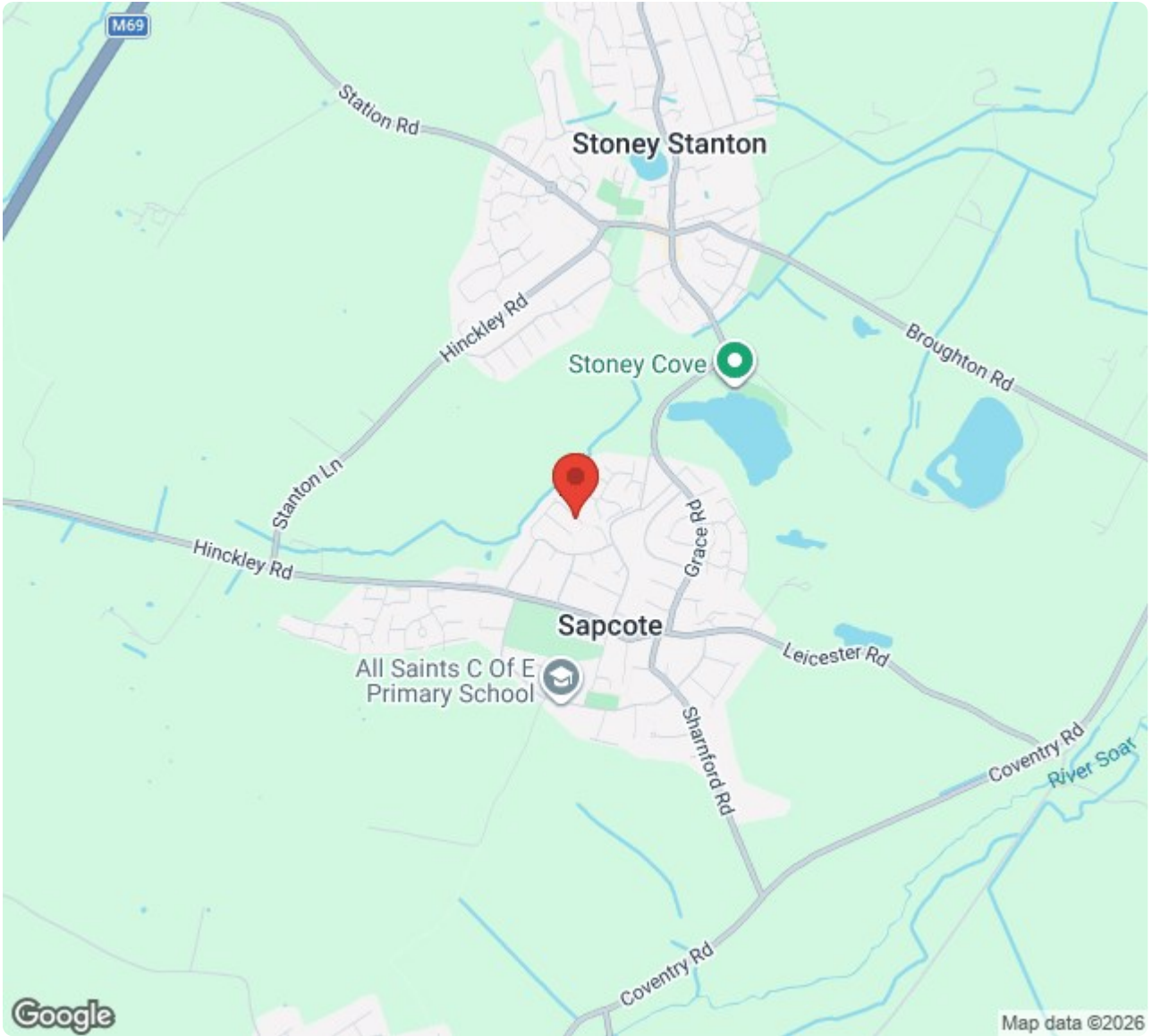
### **GARAGE**

18'8" x 8'4" (5.69 x 2.55)

A concrete driveway leading to the integral built garage with double timber doors to front. Centrally partitioned (with door) to give a workshop at the front and storage room to the rear. Lighting, power and smart electric meter with RCD fuseboard.

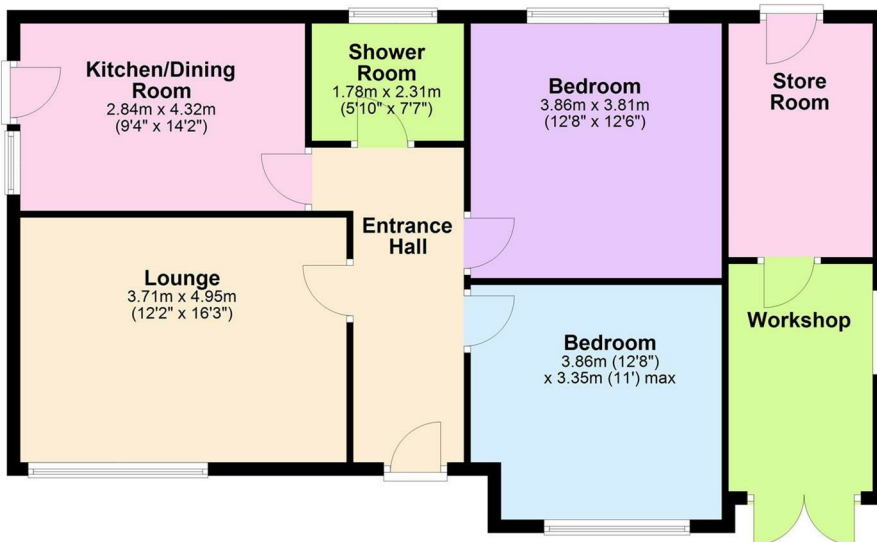
### **OUTSIDE**

The property is situated on an advantageous corner plot of a cul de sac, having a wide frontage and screened behind post and rail fencing. The front garden is mainly laid to lawn. There is a garden area to the right hand side of the property which is screened behind fencing (with access gate). To the left hand side of the property there is an access gate and ornamental retaining wall leading to a further side garden where there is a stepped patio area with some planting. Enclosed rear garden which is laid with slabs and pebbled sections. Wooden garden shed and water butts.



**Ground Floor**

Approx. 91.3 sq. metres (983.3 sq. feet)



Total area: approx. 91.3 sq. metres (983.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			82
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

