



5 HINCKLEY ROAD, SAPCOTE, LE9 4FS

OFFERS OVER £170,000

No Chain. Vastly improved and refurbished traditional terraced house of character. Sought after and highly convenient location close to the village centre including shops, Co-op, Post office, primary school, garden centre, public house and good access to major road links. Immaculately presented including panelled interior doors, wooden flooring, feature original Victorian fireplaces, coving, spotlights. Refitted kitchen and bathroom, re roofed, re wired, gas central heating and UPVC SUDG. Spacious accommodation offers lounge, open plan/living/dining kitchen and separate WC/utility room. Two double bedrooms and large bathroom with shower, enclosed rear courtyard, car parking and brick store to rear. Viewing highly recommended. Carpets and washing machine included.



TENURE

Freehold

Council Tax Band A

ACCOMMODATION

Attractive UPVC SUDG front door to

LOUNGE TO FRONT

11'1" x 11'10" (3.38 x 3.62)

With grey woodgrain laminate wood strip flooring, radiator, fitted meter cupboard in white. Coving to ceiling, inset ceiling spotlights. White wood panel and etched glazed door to



INNER LOBBY

With grey woodgrain laminate wood strip flooring, overhead lighting. Door to useful under stairs storage cupboard.

OPEN PLAN LIVING/DINING/KITCHEN

11'10" max x 23'10" max (3.62 max x 7.28 max)

Living/Dining Area - With feature contemporary fireplace incorporating a stainless steel living flame pebble effect electric fire, grey woodgrain laminate wood strip flooring, two fashionable grey vertical radiator, coving to ceiling. Inset ceiling spotlights, TV aerial point. Door and stairway to first floor



FITTED KITCHEN

With a fashionable range of matt white fitted kitchen units consisting inset single drainer stainless steel sink unit, mixer taps above, double base unit beneath, further matching floor mounted cupboard units and drawers. Contrasting grey roll edge working surfaces above with inset four ring stainless steel gas hob unit, stainless steel chimney extractor hood above. Tiled splashbacks, further matching wall mounted cupboard units and one tall larder unit. Integrated Bosch double fan assisted oven with grill. Appliance recess points, plumbing for slimline dishwasher, grey woodgrain laminate wood strip flooring, coving to ceiling. Inset ceiling spotlights and battery operated smoke alarm. UPVC SUDG door to the rear of the property. Door to



SEPARATE WC/UTILITY ROOM

6'10" x 2'9" (2.10 x 0.85)

With white low level WC, vanity sink unit with gloss white cupboard beneath, tiled splashbacks. Matching grey fitted working surface from the kitchen. Appliance recess points, plumbing for automatic washing machine (included). Coving to ceiling and extractor fan.



FIRST FLOOR LANDING

With radiator.

BEDROOM ONE TO FRONT

11'10" x 11'1" (3.61 x 3.40)

With feature original grey cast iron Victorian fireplace, radiator, coving to ceiling. Inset ceiling spotlights. Door to built in wardrobe over the stairs, loft access above.



BEDROOM TWO TO REAR

12'2" x 8'10" (3.71 x 2.71)

With feature original Victorian grey cast iron fireplace, radiator. Inset ceiling spotlights.



REFITTED BATHROOM TO REAR

14'8" x 6'11" (4.48 x 2.13)

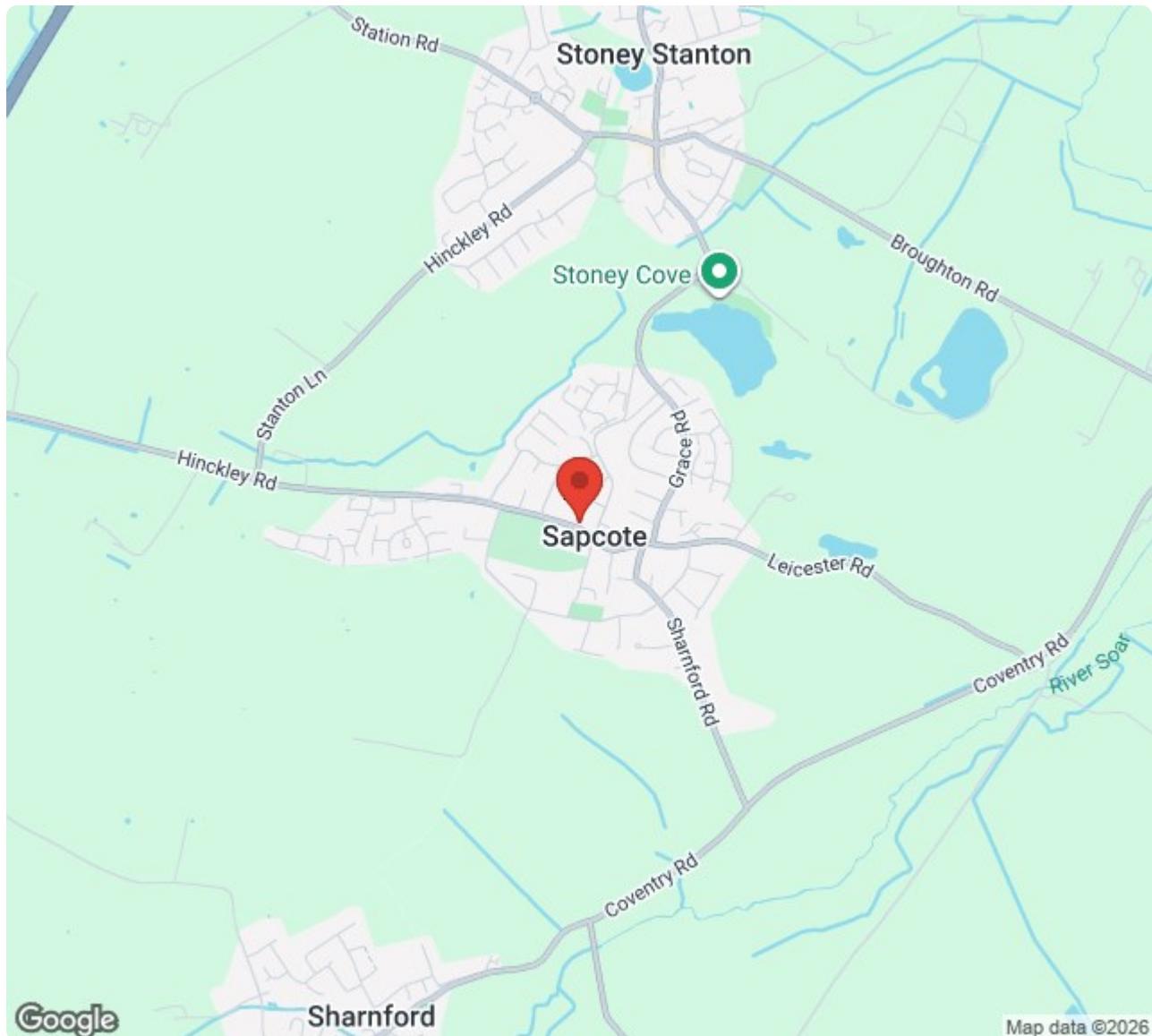
With white suite consisting of a P shaped panelled bath, mixer tap and shower attachment above, glazed shower screen to side, pedestal wash hand basin, low level WC. Contrasting tiled surrounds, built in floor standing gloss white storage cupboard, inset ceiling spotlights. Extractor fan. Double airing cupboard in white housing the gas condensing combination boiler for central heating and domestic hot water.



OUTSIDE

There is pedestrian access leading to a wrought iron gate which offers access to a fully fenced and enclosed courtyard style rear garden in the original blue brick paving, there is also an outside tap and lighting, beyond which is a stoned car parking space, a brick built garden store.

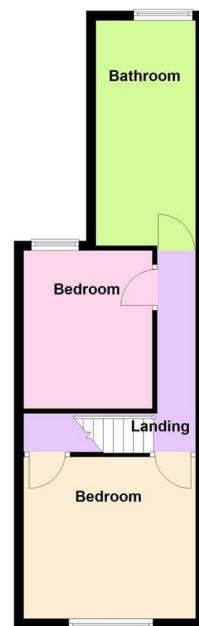




Ground Floor



First 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	
59	66

England & Wales	
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