

Scrivins & Co

Sales & Lettings

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26 PARK ROAD, SAPCOTE, LE9 4LS

OFFERS OVER £280,000

No Chain. Spacious semi detached family home with open views to front. Sought after and convenient location within walking distance of the village centre including shops, post office, junior school, public house, garden centre, parks, open countryside and good access to major road links. Well presented and much improved including wooden/ceramic tiled flooring, feature open fireplace, modern bathroom, gas central heating and UPVC SUDG. Offers entrance hall, through lounge dining room and kitchen, three bedrooms (main with fitted wardrobes), and bathroom with spa bath. Driveway offering ample car parking. Front and well kept rear garden with a range of high quality wooden outbuildings ideal for a home office/workshops/utility room/WC and further summerhouse. Viewing recommended. Blinds included.



TENURE

Freehold

Council Tax Band B

ACCOMMODATION

Composite door to

ENTRANCE HALLWAY

5'2" x 9'4" (1.60 x 2.85)

With tiled flooring, smoke alarm, under stairs storage cupboard with lighting and fuse board. Panelled door to further useful storage cupboard with shelving and coat hooks. panel door to

THROUGH LOUNGE DINER

10'9" x 21'5" (3.30 x 6.55)

With solid wood flooring, dado rail, double panel radiator, TV aerial points, feature open fire place with timber mantle, tiled backing and hearth, coving to ceiling, bay window to front. Panel door to



KITCHEN

8'1" x 11'2" (2.47 x 3.42)

With a range of solid floor standing timber kitchen cupboard units with stone effect working surfaces, built in baumatic oven with five ring gas hob and extractor above, double stainless steel drain and sink with chrome mixer tap. Further matching range of wall cupboard units, built in freezer, panelled door to pantry with shelving and heating thermostat, UPVC SUDG door to side access, stairs to



FIRST FLOOR LANDING

With smoke alarm, loft access. Loft houses the Worcester combination boiler for domestic hot water and gas central heating, the loft is partially boarded. Panel door to

BEDROOM ONE TO FRONT

10'9" x 10'7" (3.30 x 3.24)

With single panel radiator, built in wardrobes with shelving and hanging rails.



BEDROOM TWO TO REAR

10'10" x 10'1" (3.31 x 3.09)

With single panel radiator.



BEDROOM THREE TO REAR

8'2" x 6'6" (2.50 x 2.00)

With single panel radiator.



FAMILY BATHROOM

5'5" x 6'11" (1.67 x 2.12)

With tile effect flooring, panelled Jacuzzi bath with shower above and hand attachment, vanity wash hand basin with chrome mixer tap above storage beneath, wall hung WC, inset spotlights, chrome towel heater.



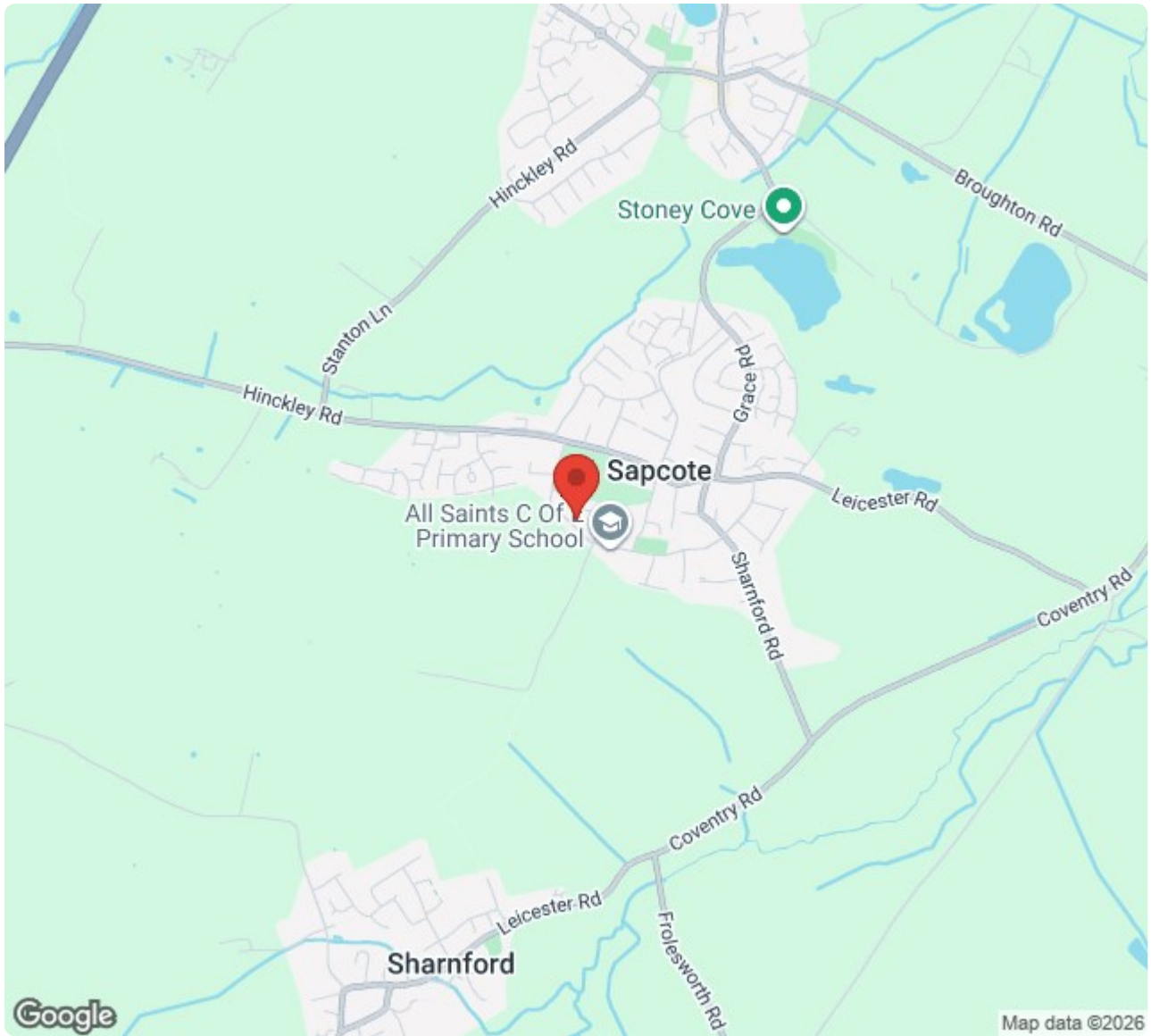
OUTSIDE

The property to front is a concrete driveway, front garden is laid to decorative stone with a raised bed. Front garden is enclosed with fencing, double timber gates leading to the rear garden. The rear garden is prominently laid to slate decorative stone with mature shrubs enclosed with fencing. To the bottom of the garden is slabbed patio with pergola above. There are three large timber sheds one with WC a run of working surfaces with sink and plumbing for washing machine beneath.

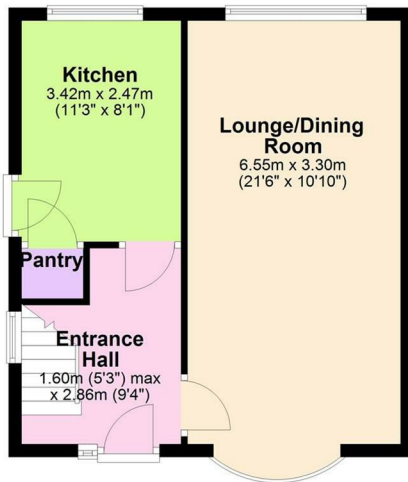
Gates are due to be installed down the left hand side of the property within the next few weeks (see photo attached).



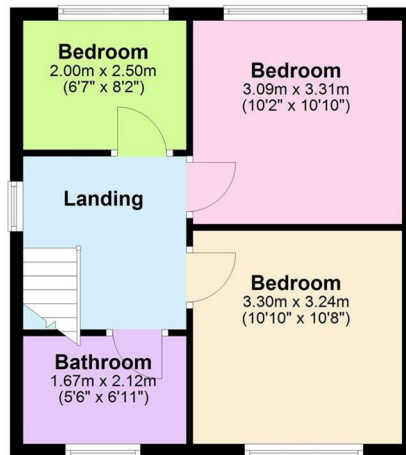





Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		71	
(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		Current	Potential
(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 