

# Scrivins & Co

## Sales & Lettings

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**22 PARK ROAD, SAPCOTE, LE9 4LS**

**ASKING PRICE £325,000**

Extended and much improved modern 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 including white panelled interior doors, spindle balustrades, multi fuel stove, gas central heating, UPVC SUDG and UPVS soffits and fascias. Offers open canopy porch, entrance hallway, through lounge dining room, kitchen. 3 bedrooms, hobby room/ study and bathroom. Wide driveway to a tandem garage with utility area. Well kept front and enclosed rear garden. Contact agents to view.



## TENURE

Freehold  
Council tax band- B  
EPC Rating D

## ACCOMMODATION

Open canopy porch to composite front door to

## ENTRANCE HALLWAY

5'11" x 10'11" (1.81 x 3.34)

With Herringbone style wood effect laminate flooring, single panelled radiator with decorative cover. Dado rail and coving, wall mounted fuse board and electric meter. Door to



## LOUNGE TO FRONT

11'5" x 12'5" (3.49 x 3.79)

With Herringbone style wood effect laminate flooring, fashionable wall panelling, built in cupboards in the alcove which are bespoke. Feature fireplace with oak mantle, slate hearth incorporating a wood burning stove. Panelled door to



## OPEN PLAN LIVING/DINING/KITCHEN

25'3" x 10'0" (7.72 x 3.05)

With Herringbone style wood effect laminate flooring, upstanding white fashionable radiator, bi-folding doors to the rear garden. A range of dove grey floor standing kitchen cupboard units with chrome handles, integrated hi-sense dishwasher, integrated fridge freezer, wood effect laminated working surfaces matching to the breakfast bar which has an inset ceramic sink and chrome mixer tap. Inset ceiling spotlights, feature lighting. Further matching range of wall cupboard units, Rangemaster cooker with extractor fan above, three Velux windows. Panelled door to pantry with shelving for storage, sliding barn style door to



### **PARTIALLY COMPLETE EXTENDED UTILITY ROOM**

8'3" x 6'2" (2.54 x 1.89)

With Herringbone style wood effect laminate flooring, composite door to rear garden. Plumbing for washing machine.



### **BATHROOM/BEDROOM**

6'3" x 10'1" (1.93 x 3.09)

With Velux window.



### **FIRST FLOOR LANDING**

With white spindle balustrades. Airing cupboard with shelving.

### **FRONT BEDROOM ONE**

11'5" x 11'10" (3.49 x 3.63)

With single panelled radiator, coving to ceiling.



### **BEDROOM TWO TO REAR**

10'6" x 10'5" (3.22 x 3.19)

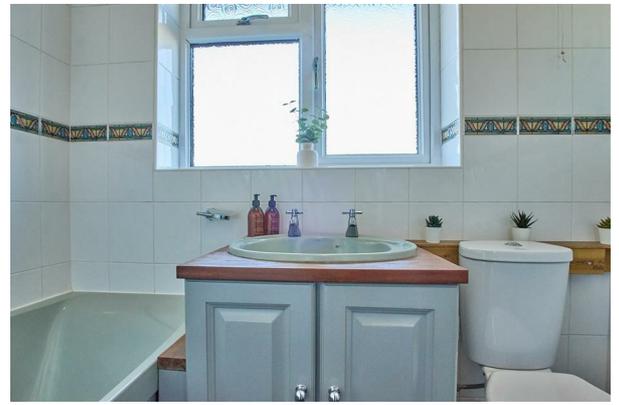
With single panelled radiator, coving to ceiling



## BATHROOM TO REAR

7'0" x 5'7" (2.15 x 1.71)

With wood effect vinyl flooring, three piece suite consisting low level WC, vanity wash hand basin with storage beneath, chrome taps above, panelled bath with chrome taps and bar shower. Tiled surrounds, extractor fan, chrome heated towel heater.



## STAIRS TO SECOND FLOOR HOBBY ROOM

14'7" x 10'7" (4.46 x 3.24)

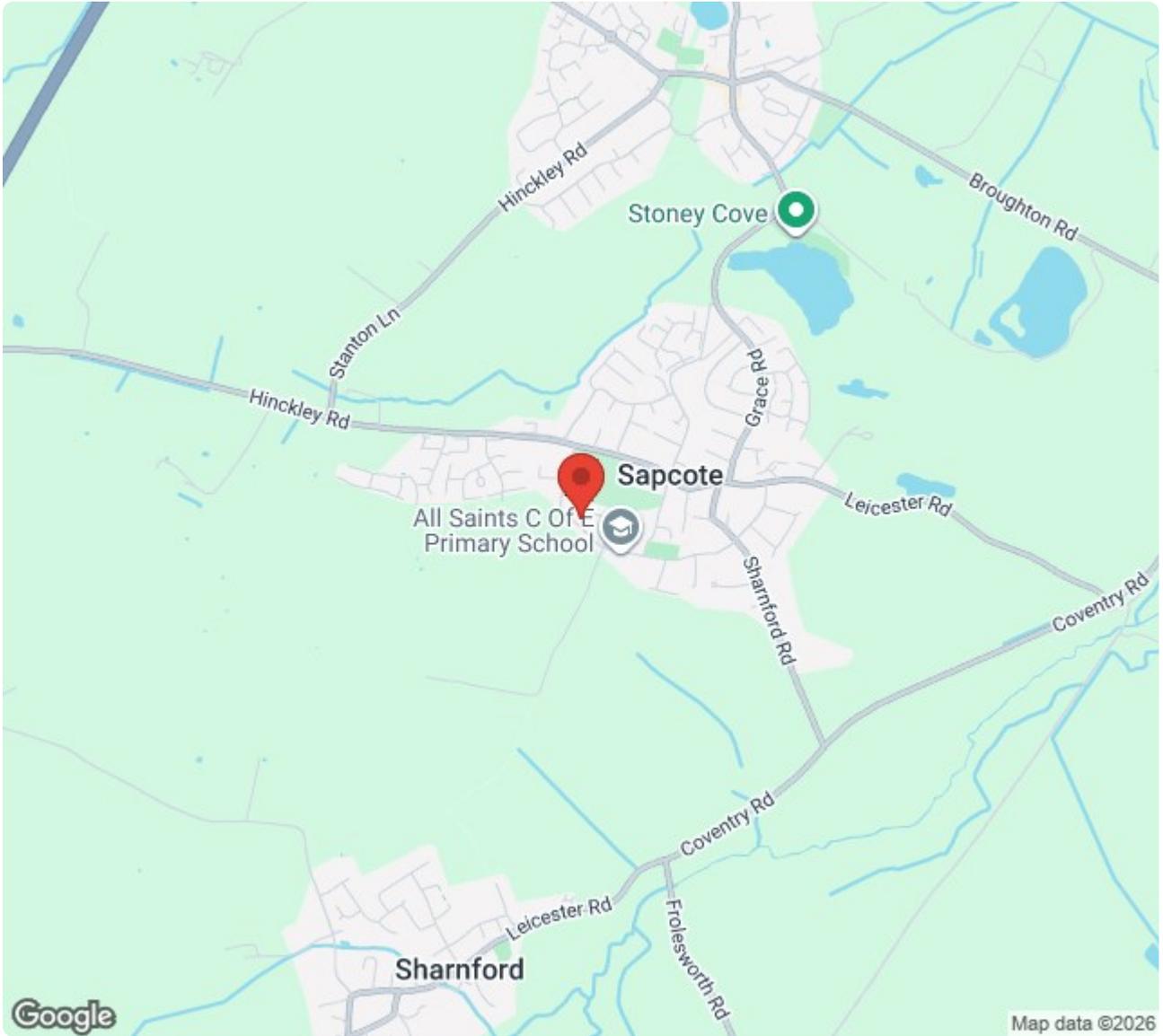
With Velux window front and rear, storage into the eaves. Wall hung Valliant combination boiler for domestic hot water and gas central heating, inset ceiling spotlights.



## OUTSIDE

The property to front has a tarmacadam driveway beyond a low level brick built wall enclosed with fencing and a soiled bed, outside lighting, the property is overlooking fields to front. The property to rear is a limestone patio adjacent to the rear of the house and on the left of the garden and to rear, the garden is fenced and enclosed predominantly laid to lawn with electrics and lighting and a raised sleeper bed.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			100+
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		63	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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