

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
Company Number: 11832775 (Registered in England and Wales)

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2 WILLIAM SPENCER AVENUE, SAPCOTE, LE9 4NF

£325,000

Modern three bedroom detached family home. Sought after and convenient cul de sac location within walking distance of the village centre, local schools and good access to major road links. Well presented and with a good range of fixtures and fittings including Kardean flooring, white panelled interior doors, gas central heating and UPVC SUDG. Accommodation offers entrance hallway, separate WC, kitchen diner and lounge. Three good sized bedrooms (main with en suite shower room) and bathroom. Long partially covered tarmac driveway to side. Enclosed front and rear gardens. Carpets, blinds and light fittings included.



TENURE

Freehold
Council Tax Band C

ACCOMMODATION

Composite front door to

ENTRANCE HALLWAY

With Kardean flooring, radiator, consumer unit, stairway to first floor, white panelled interior door to the under stairs storage cupboard and a further white panelled interior door to

SEPARATE WC

3'4" x 4'7" (1.03 x 1.41)

With low level WC, wall mounted sink unit, radiator, half tiled surrounds and vinyl flooring.



KITCHEN/DINER

18'4" x 11'11" x 17'6" (5.61 x 3.64 x 5.34)

With range of fitted kitchen units with roll edge working surfaces above and black composite drainer sink with mixer tap. Integrated double oven with grill, six ring gas hob with stainless steel extractor above and splashback. Space for a fridge freezer, washing machine, tumble dryer or dishwasher. A further range of matching wall mounted cupboard units one housing the gas boiler. One tall storage cupboard. Laminate wood strip flooring, radiator, inset ceiling spotlights and UPVC SUDG French doors to the rear garden.



THROUGH LOUNGE

18'7" x 9'10" (5.68 x 3.01)

With two radiators, TV aerial point and UPVC SUDG French doors to the rear garden.



FIRST FLOOR LANDING

With loft access which is fully boarded with ladder, radiator, Kardean flooring. White panelled interior door to a cupboard housing the water tank. A further white panelled interior door to

BEDROOM ONE TO FRONT

11'5" x 10'0" (3.48 x 3.07)

With fitted wardrobe units consisting of one double and one single. Radiator, TV aerial point and white panelled interior door to



EN SUITE SHOWER ROOM

5'3" x 6'11" (1.62 x 2.11)

With shower cubicle with two mains shower attachments and sliding glass shower door. Low level WC, vanity sink unit with double cupboard beneath, chrome heated towel rail, extractor fan and vinyl flooring.



BEDROOM TWO TO REAR

10'4" x 11'3" (3.16 x 3.44)

With fitted wardrobes consisting of one double and one single and radiator.



BEDROOM THREE TO FRONT

6'11" x 11'7" (2.11 x 3.54)

With radiator.



BATHROOM TO REAR

7'7" x 5'6" x 7'7" (2.32 x 1.68 x 2.33)

With panelled bath with mixer shower attachment above, low level WC, pedestal wash hand basin with wall mounted mirror fronted cabinet above, white heated towel rail, extractor fan, half tiled surrounds and vinyl flooring.

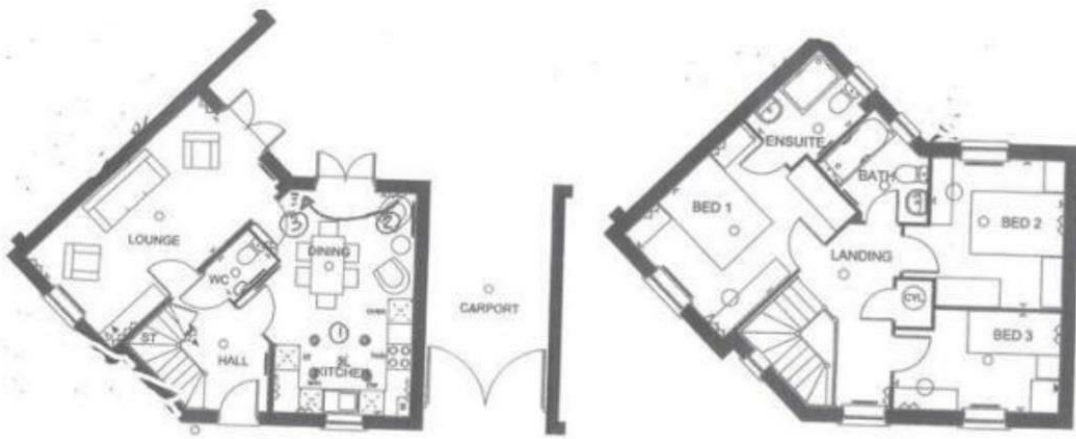
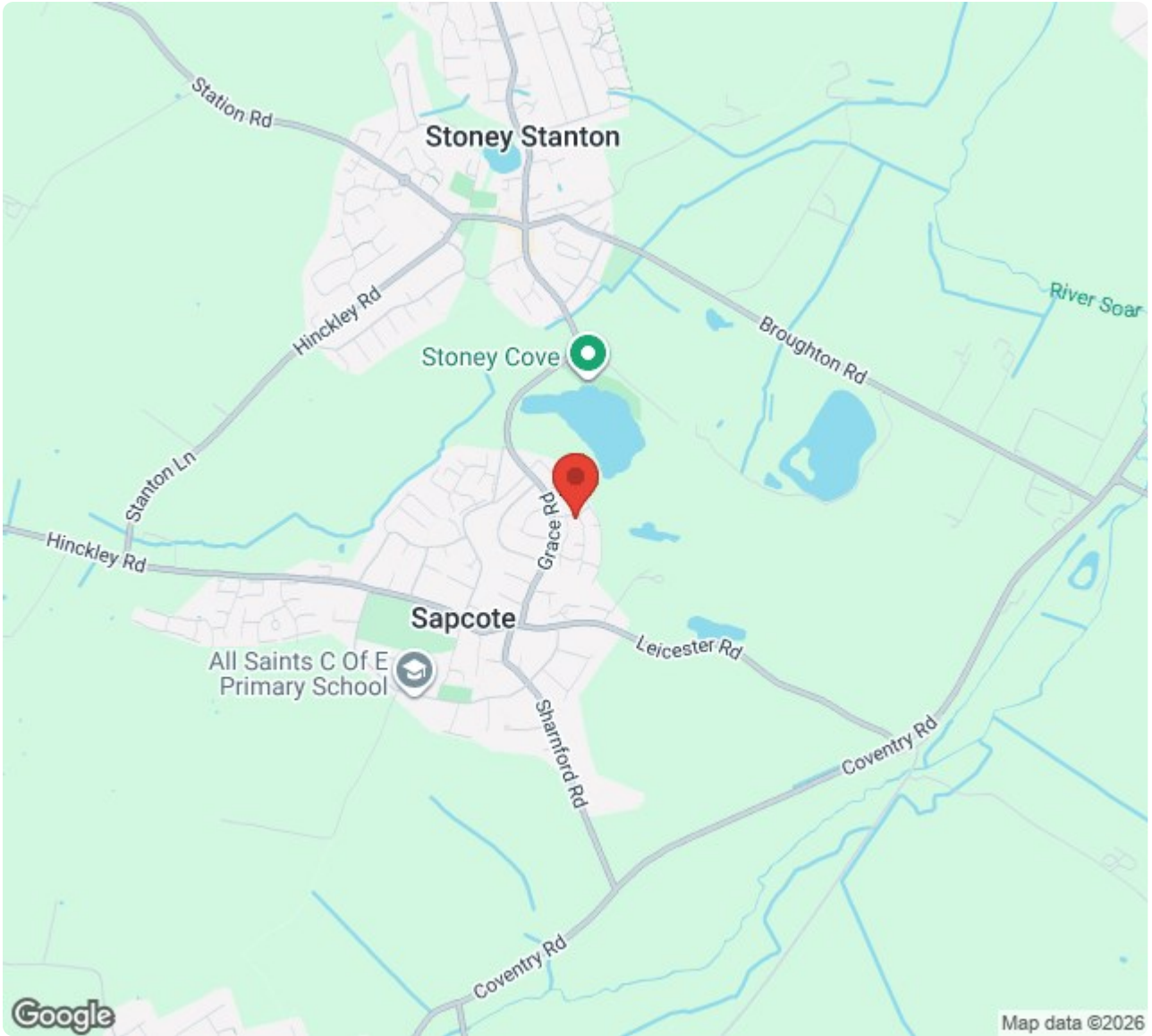


OUTSIDE

Outside the property is nicely situated set back from the road with a front garden this is laid in Astro turf with stone borders and

a porcelain tiled patio leading to the front door. Down the right hand side of the property is a long tarmacadam driveway which is partially covered and a pedestrian gate offers access to the fully fenced and enclosed rear garden with a porcelain tiled patio adjacent to the rear of the property beyond which the garden is principally laid to lawn in Astro turf. A further composite decking area to the top of the garden. Outside tap, lighting.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	82
(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			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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