

# 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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## 21 ELDER CLOSE, SAPCOTE, LE9 4BE

**25% SHARED OWNERSHIP £60,875**

Shared ownership 25% share. Stylish 2015 Linden Homes built Lambourne design semi detached house with open views to front. Sought after and convenient cul de sac location within walking distance of the village centre including shops, post office, junior school, garden centre, public house and good access to major road links. Well presented NHBC guaranteed, energy efficient with a range of good quality fixtures and fittings including oak finish interior doors, wooden flooring, spindle balustrades, wired in smoke alarms, gas central heating and UPVC SUDG. Spacious accommodation offers lounge dining room, fitted kitchen and separate WC. Two double bedrooms and bathroom with shower. Front and enclosed hard landscaped sunny rear garden. Two car parking spaces to front. Viewing recommended. Carpets and blinds included.



## TENURE

Freehold  
Council Tax Band B  
Platform housing association  
Service Charge £47.16 PCM  
Rent payable on remaining part is £445.98 PCM

## ACCOMMODATION

Open canopy porch and outside lighting. attractive black composite panel SUDG front door to

## THROUGH LOUNGE

12'10" x 19'11" (3.93 x 6.09)

With wood finish laminate wood strip flooring, two radiators, TV aerial point, wired in smoke alarm, stair way to first floor with white spindle balustrades, useful under stairs storage cupboard beneath with lighting, smart Hive thermostat for the central heating system.



## FITTED KITCHEN TO REAR

12'9" x 8'5" (3.91 x 2.58)

With a fashionable range of matt white fitted kitchen units consisting inset one and a half bowls single drainer stainless steel sink unit mixer taps above cupboard beneath, further matching floor mounted cupboard units and four drawer unit, contrasting grey roll edge working surfaces above with inset four ring stainless steel gas hob unit, single fan assisted oven with grill beneath stainless steel chimney extractor above, white tiled splashbacks, further matching wall mounted cupboard units and one tall larder unit, appliance recess points, plumbing for automatic washing machine and dishwasher, double panel radiator, wall mounted gas condensing combination boiler for central heating and domestic hot water, wired in carbon monoxide detector, white composite panel and SUDG door to the rear garden.



## SEPARATE WC

With white suite consisting low level WC, pedestal wash hand basin, radiator, extractor fan.



## FIRST FLOOR LANDING

With white spindle balustrades, wired in smoke alarm, loft access.

### BEDROOM ONE TO FRONT

12'10" x 12'2" (3.93 x 3.72)

With a range of fitted bedroom furniture in medium oak consisting of two double wardrobe units, radiator, built in storage/linen cupboard over the stairs.



### BEDROOM TWO TO REAR

12'10" x 10'1" (3.93 x 3.08)

With radiator.



### BATHROOM TO SIDE

6'8" x 6'2" (2.05 x 1.90)

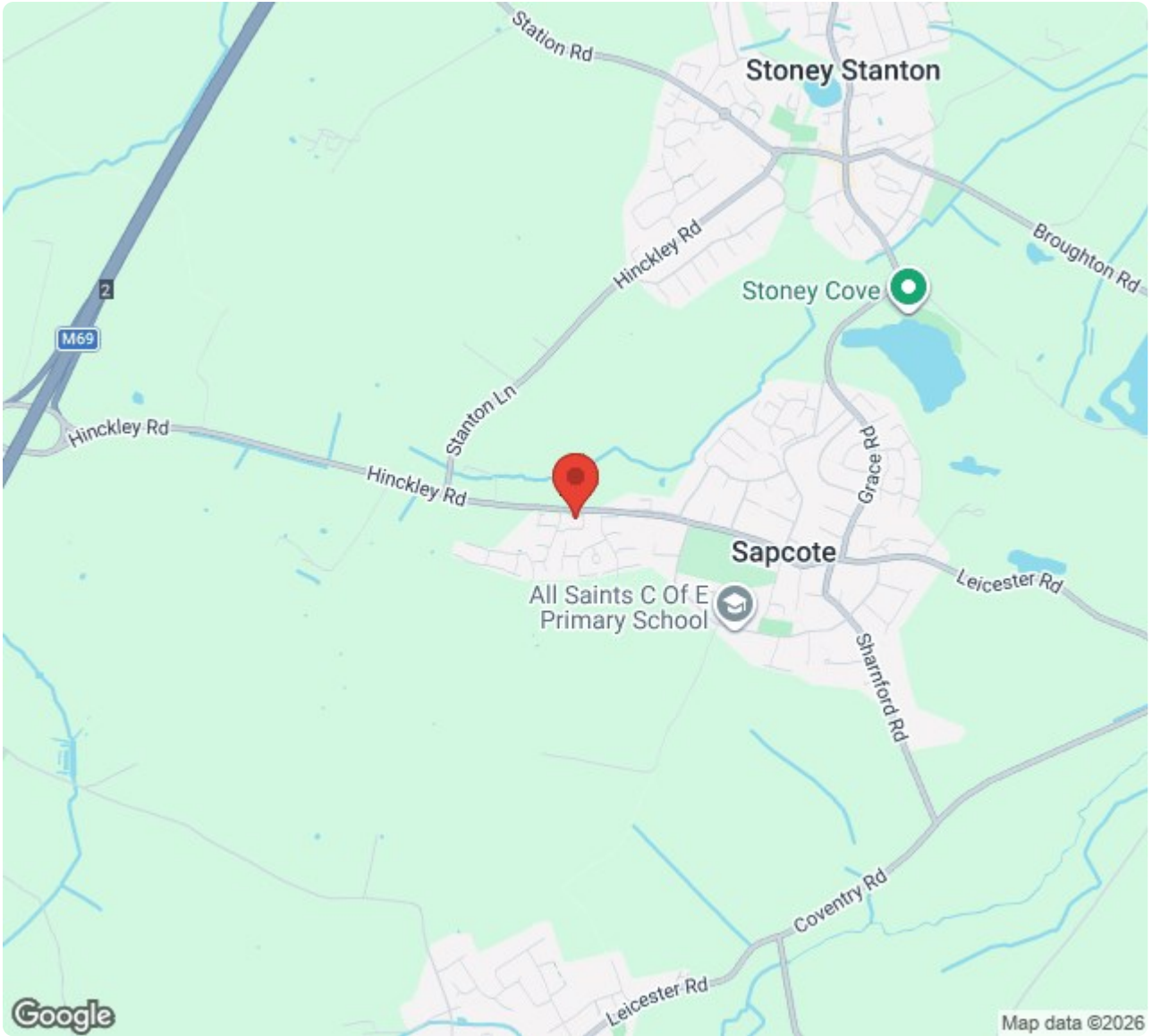
With white suite consisting panel bath, mains shower unit above glazed screen to side, pedestal wash hand basin, low level WC, contrasting tiled and mirror tiled surrounds, radiator, extractor fan.



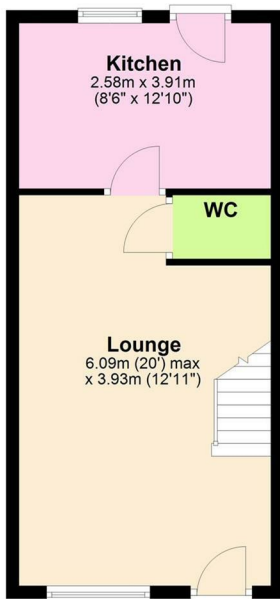
### OUTSIDE

Outside the property is nicely situated in a cul de sac set well back from the road with views over open countryside to front, two allocated car parking spaces to the front, the front garden is hard landscaped in decorative stones a timber gate and slab pathway leads down the side of the property to the fully fenced and enclosed rear garden which has a sunny aspect hard landscaped having a full width slab patio adjacent to the rear of the property with an outside tap and lighting. Beyond which the garden is in Astroturf with surrounding raised bed, to the top of the garden is a timber summer house and a shed and a further timber store.





**Ground Floor**



**First Floor**



| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (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 energy efficient - higher running costs                     |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | 76                      | 82        |
|   |  | 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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