

# Scrivins & Co

## Sales & Lettings

**Scrivins & Co Ltd** 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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### CASTLEWOOD MOBILE HOME PARK HINCKLEY ROAD, SAPCOTE, LE9 4JZ

**OFFERS OVER £130,000**

**NO CHAIN.** Attractive park home for the over 55's close to open countryside. Popular and convenient gated mobile home park within easy reach of Burbage, Hinckley, Sapcote, Stoney Stanton and with easy access to the A5 and M69 motorway. Benefits from a range of good quality laminate wood strip flooring, LP gas central heating, UPVC SUDG and fitted wardrobes. The spacious accommodation offers entrance hallway, lounge/dining room and kitchen. Two double bedrooms (main with en suite shower room) and shower room. Driveway to garage. Enclosed side gardens. Contact agents to view.





## TENURE

Council Tax Band A

Leasehold - Indefinite

Pitch fee £ 151 per month (includes water and sewerage) payable to Johnson Park Homes.

## ACCOMMODATION

UPVC SUDG door to entrance porch UPVC SUDG door to

## ENTRANCE HALLWAY

With wood effect tiles, single panel radiator, coving to ceiling, two storage cupboards, Worcester heating thermostat. Panelled door to

## DINING LOUNGE

19'1" x 15'3" (5.84 x 4.66)

With wood effect laminate flooring, three single panel radiators. UPVC SUDG french doors to decking, two bay windows to front, coving to ceiling. Feature fireplace with timber mantle and tiled backing in hearth incorporating an electric fire. TV aerial point, door to



## KITCHEN

8'8" x 11'3" (2.65 x 3.44)

With tiled flooring, single panel radiator, UPVC SUDG door to side access, panel door to pantry. Floor standing cream kitchen cupboard units with white handles, one housing the Worcester combination boiler for domestic hot water and gas central heating fed from a gas tank in the garden. Wood effect kitchen working surfaces, one and half resin sink with chrome mixer tap, four ring gas hob, extractor above. Floor standing freezer, inset spotlights, further matching range of wall cupboard units, tiled splashbacks, built in oven.



## BEDROOM ONE

9'3" x 9'1" (2.82 x 2.77)

With wood effect laminate flooring, single panel radiator, built in wardrobes door to



## ENSUITE

9'1" x 3'6" (2.79 x 1.09)

With single panel radiator, low level WC, vanity wash hand basin with chrome mixer tap. Wall mounted storage unit, tiled surrounds, glazed shower enclosure with bar shower.



## BEDROOM TWO

9'1" x 8'6" (2.79 x 2.61)

With single panel radiator, built in wardrobes, door to



## BATHROOM

6'2" x 5'0" (1.89 x 1.53)

With tiled flooring, low level WC, pedestal wash hand basin, panelled bath with chrome taps and shower attachment, PVC wall surrounds, extractor fan.



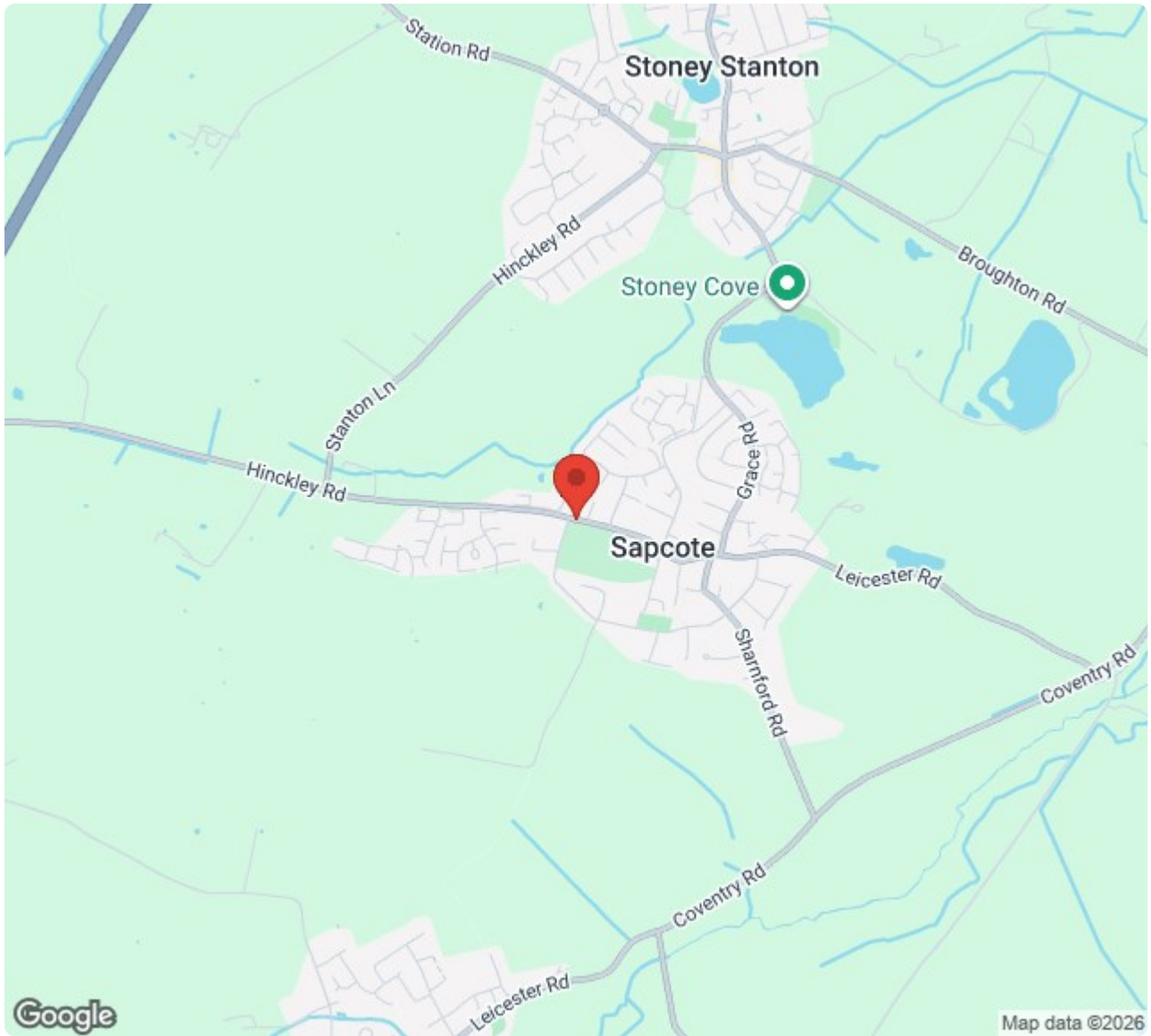
## OUTSIDE

There is raised timber decking surrounded by concrete slabs with a timber shed, a prefabricated garage with white up and over door. Parking for one car. the garden is fully fenced and enclosed with mature shrubs, outside lighting and a further concrete slab patio.









Ground 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		
England & Wales 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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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