

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

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5 DOVECOTE CLOSE, SAPCOTE, LE9 4EW

OFFERS OVER £250,000

NO CHAIN. Attractive modern Brandon built detached bungalow. Sought after and convenient cul de sac location within walking distance of the village centre including shops, post office, garden centre, primary school, parks, bus service, public houses and good access to major road links. Well presented with a range of good quality fixtures and fittings including refitted kitchen & wet room, coving to ceiling, feature fireplace, fitted wardrobes, gas central heating and UPVC SUDG. Offers canopy porch, entrance hallway, lounge dining room, kitchen and conservatory. Two double bedrooms and wet room. Driveway to garage. Front and hard landscaped rear garden. Viewing highly recommended. Carpets and light fittings included.



TENURE

Freehold

Council tax band B

ACCOMMODATION

Open canopy tiled porch with UPVC SUDG front door to

ENTRANCE HALLWAY

With loft access, single panelled radiator, coving to ceiling, door to a useful airing cupboard with shelving, door to a cloak cupboard. Attractive white panelled interior door to

LOUNGE DINING ROOM TO REAR

15'8" x 11'2" (4.79 x 3.42)

With double panelled radiator, feature fireplace incorporating a coal effect gas fire with marble hearth and backing and wooden surround, ornate coving to ceiling and ornate ceiling rose. Aluminium sliding doors to



CONSERVATORY

11'5" x 8'9" (3.49 x 2.69)

UPVC SUDG conservatory with tiled flooring, ceiling fan light, double panelled radiator.



REFITTED KITCHEN TO REAR

7'7" x 9'7" (2.33 x 2.94)

With a fashionable range of floor standing cupboard units in gloss cream with roll edge working surfaces above, inset four ring gas hob with extractor hood above electric oven and grill beneath. Appliance recess points and plumbing for automatic washing machine, inset stainless steel sink and drainer with mixer tap above and cupboard beneath. Wall mounted Worcester gas combination boiler for the central heating and domestic hot water, further range of wall mounted cupboard units, single panel radiator, UPVC SUDG to outside.



BEDROOM ONE

11'2" x 8'7" (3.42 x 2.62)

With single panel radiator, coving to ceiling, range of fitted wardrobes with sliding folding wooden doors.



BEDROOM TWO

8'7" x 7'8" (2.64 x 2.34)

With single panelled radiator.



REFITTED WET ROOM

6'8" x 6'11" (2.04 x 2.11)

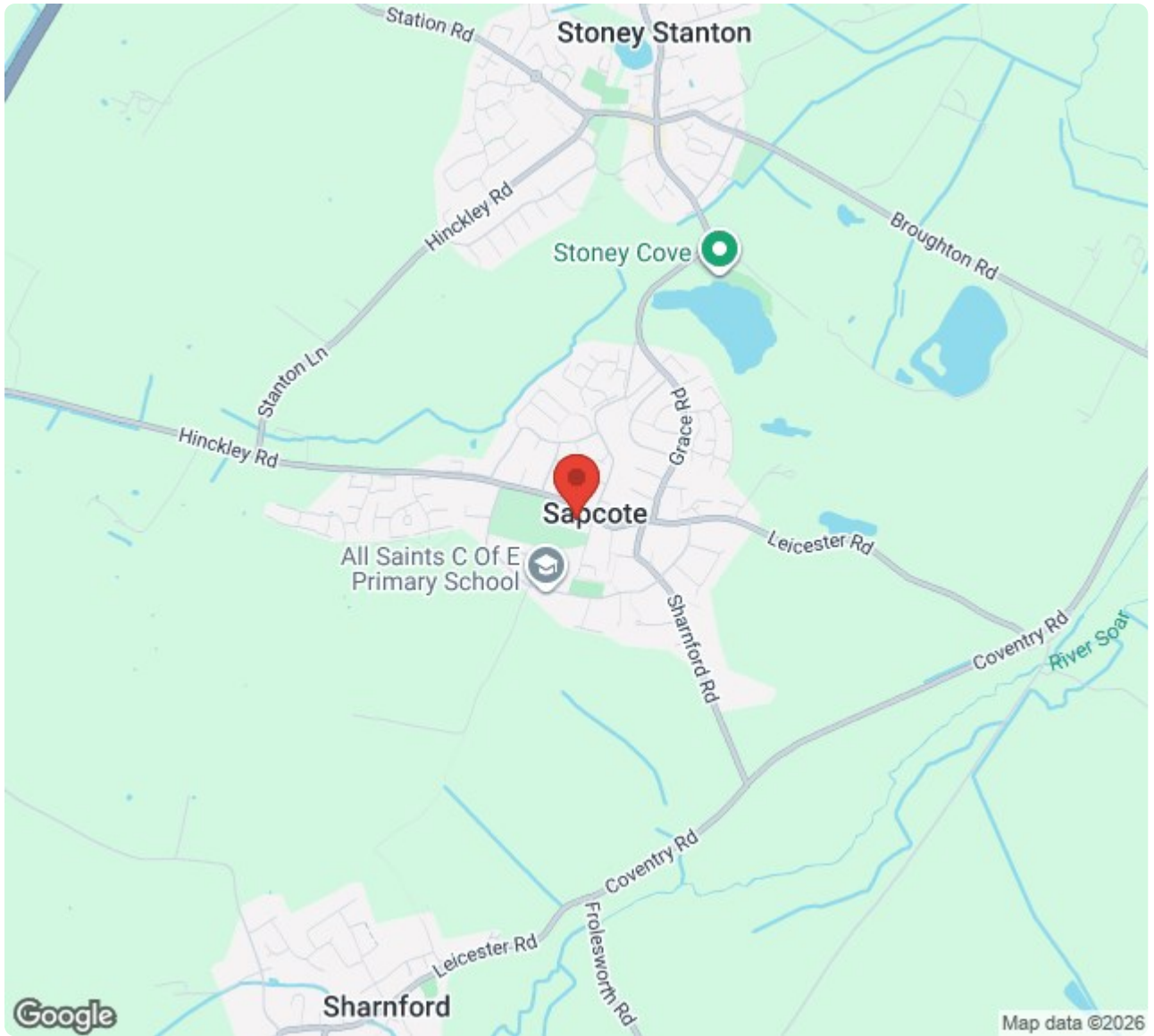
With tiled surrounds, low level WC, pedestal wash hand basin, low level shower screen, shower curtain, Mira electric shower, chrome heated towel rail.



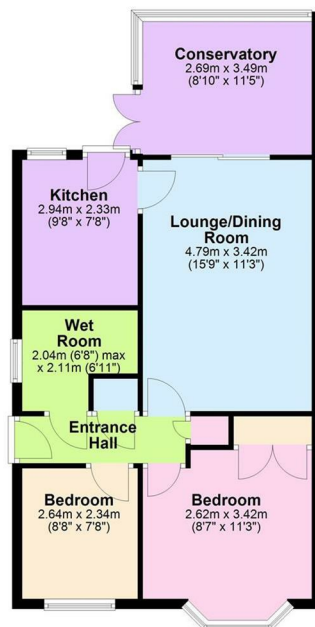
OUTSIDE

The property is nicely situated in a cul de sac set back from the road with a front garden which is stoned with well stock beds. Tarmacadam driveway to side leads to a brick built garage with up and over door to front and pedestrian door to rear. Timber gate offers access to the rear garden, gas and electric meters. To the rear of the property is a hard landscaped fenced and enclosed rear garden, with slabbed patio area, raised stone area. Pond, rockery area and an outside tap.





Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		70	76
EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			



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