

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

T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk



3 CALVER CRESCENT, SAPCOTE, LE9 4JD

ASKING PRICE £360,000

Modern four bedroom detached family home. Sought after and convenient location within walking distance of the village centre including shops, post office, Junior school, garden centre, park, bus service, public house and good access to major road links. Immaculately presented and benefiting from tiled flooring, refitted kitchen and shower room, integrated appliances, feature fireplace, gas central heating and UPVC SUDG. Spacious accommodation offers Entrance porch, entrance hallway, separate WC, utility room, lounge and kitchen diner. Four good sized bedrooms and shower room. Wide driveway to single garage. Good sized enclosed rear garden with shed. Carpets, blinds and light fittings included.



TENURE

Freehold
Council Tax Band C

ACCOMMODATION

UPVC SUDG front door to

ENTRANCE PORCH

With tiled flooring, radiator and a wooden and glazed interior door to

ENTRANCE HALLWAY

With stairway to the first floor, radiator, inset ceiling spotlights and tiled flooring. White panelled interior door to



SEPARATE WC/UTILITY ROOM

With low level WC.

A range of floor standing units with roll edge working surface above and inset stainless steel drainer sink with mixer tap. One full height cupboard unit and under counter space for a washing machine. Tiled flooring, radiator and extractor fan.



LOUNGE TO REAR

14'2" x 11'5" (4.34 x 3.48)

With a feature fireplace with stone hearth and backing with white mantle surrounding incorporating a coal effect gas fire. TV aerial point, inset ceiling spotlights, tiled flooring and radiator.



THROUGH KITCHEN DINER

25'1" x 7'8" (7.66 x 2.36)

With a range of floor standing fitted kitchen units with marble effect roll edge working surfaces above and inset composite drainer sink with mixer taps. A range of integrated appliances include a fridge freezer, oven, electric hob with extractor and a dishwasher. Further range of matching wall mounted cupboard units, matching upstands, inset ceiling spotlights and tiled flooring. A further matching stand alone fitted unit with two cupboards and two drawers beneath with matching working surface above. Radiator, UPVC SUDG French doors and a UPVC SUDG door leading to the side of the property.



FIRST FLOOR LANDING

With smoke alarm. White panelled interior door to

BEDROOM ONE TO REAR

11'0" x 11'5" (3.37 x 3.48)

With a range of fitted bedroom furniture consisting of one double and one single wardrobe, a range of cupboards above the bed, one matching bedside table and two matching chests of drawers. Radiator.



BEDROOM TWO TO FRONT

8'0" x 13'6" (2.45 x 4.12)

With a range of fitted bedroom furniture consisting of one double wardrobe with two matching bedside tables and radiator.



BEDROOM THREE TO REAR

8'11" x 11'4" (2.73 x 3.47)

With one double fitted wardrobe unit, matching desk with cupboards above, radiator and a door to a storage cupboard housing the ideal gas combination boiler (installed in 2018).



BEDROOM FOUR TO FRONT

10'8" x 6'8" (3.27 x 2.04)

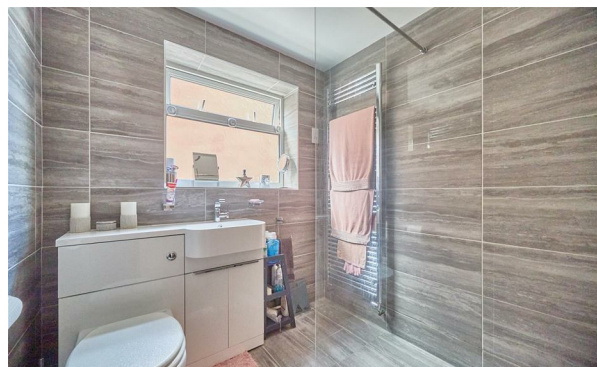
With radiator and door to a storage cupboard.



SHOWER ROOM TO SIDE

6'3" x 6'8" (1.91 x 2.04)

With a large walk in shower cubicle with mains shower and rainfall shower attachments with glass screen to side. Low level WC and vanity sink unit with double cupboard beneath. Fully tiled surrounds including the flooring, chrome heated towel rail, extractor fan and wall mounted illuminating mirror.

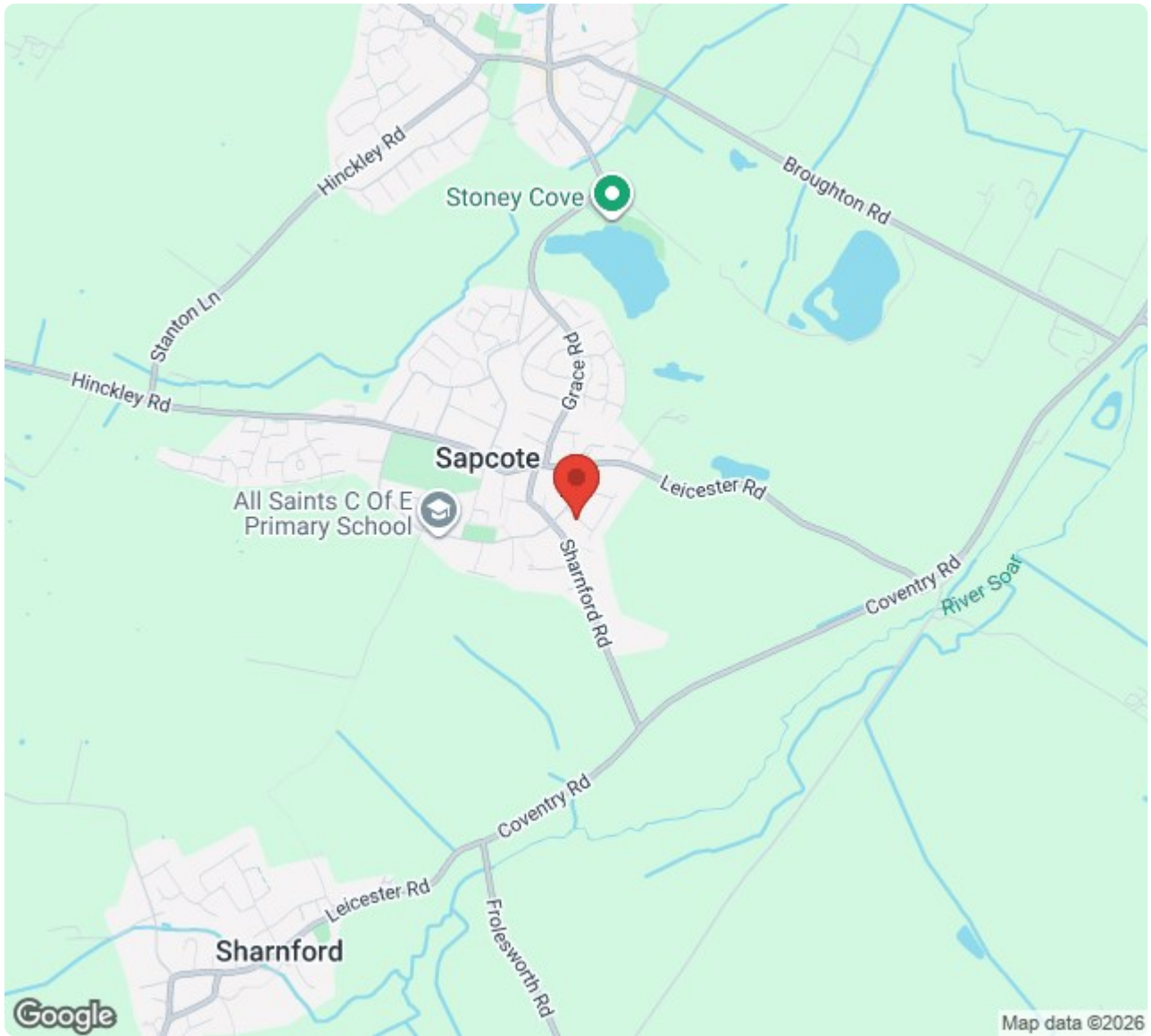


OUTSIDE

The property is nicely situated set back from the road with a wide block paved driveway to front leading to a single integral garage (4.23 x 2.43). With electric up and over door and housing the gas and electric metres and the fuse box.

Gates offer access down both sides of the property to the good sized fenced and enclosed rear garden with a slabbed patio adjacent to the rear of the property beyond which the garden is principally laid to lawn with surrounding well stocked borders. To the top of the garden is a timber shed. Outside lighting and power point.





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		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	



Scrivins & Co
Sales & Lettings

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

T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk