

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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### 17 RYE HILL DRIVE, SAPCOTE, LE9 4GG

**ASKING PRICE £225,000**

NO CHAIN. Impressive 2017 Jelson built Cartmel design, semi detached house on a good sized sunny plot, sought after and convenient location within walking distance to the village centre including shops, post office, junior school, garden centre, parks, public houses, Stoney Stanton and good access to major road links. Immaculately presented NHBC guaranteed. Energy efficient with a range of good quality fixtures and fittings including white panel interior doors, spindle balustrades, solid interior walls, wired in smoke alarms gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers canopy porch, entrance hall, separate WC, fitted kitchen with built in appliances and lounge dining room. Two double bedrooms and bathroom with shower. Long driveway. Ample room for a garage or extension (subject to planning permission). Front and good size sunny rear garden with shed. Viewing highly recommended. New carpets and blinds included.



## TENURE

Freehold  
Council Tax Band B  
EPC Rating B

## ACCOMMODATION

Pitched and tiled canopy porch to composite and glazed front door to

## ENTRANCE HALLWAY

With wood strip laminate flooring, single panelled radiator, Drayton heating thermostat, wired in smoke alarm. Spindle balustrade staircase. Panelled door to



## SEPARATE WC

3'11" x 2'11" (1.20 x 0.91)

With wood strip laminate flooring, single panelled radiator, pedestal wash hand basin, tiled splashbacks, low level WC, wall mounted consumer unit, panel door to

## KITCHEN

6'4" x 10'2" (1.94 x 3.10)

With tiled flooring, a range of wood effect cream laminated kitchen cupboard units with chrome brushed handles, with a range of cupboards and drawers, wood effect roll kitchen worktop with a steel drainer sink with chrome mixer tap, built in AEG oven, four ring gas hob, extractor fan above. Freestanding Samsung fridge freezer, tiled splashbacks, a range of further wall mounted kitchen cupboard units, one housing the Potterton combination boiler for domestic hot water and gas central heating, heat detector, panelled door to





### DINING/LOUNGE AREA

14'1" x 11'10" (4.31 x 3.61)

With wood effect laminate flooring, double panelled radiator, TV aerial point, smoke alarm, under stairs storage cupboard, UPVC SUDG French doors to rear garden.



### FIRST FLOOR LANDING

With loft access, smoke alarm.

### FRONT BEDROOM ONE

14'2" x 9'3" (4.32 x 2.83)

With single panelled radiator. Drayton heating programmer. Panelled door to over stairs storage cupboard with hanging rail. Panelled door to



### REAR BEDROOM TWO

14'1" x 6'3" (4.30 x 1.92)

With single panelled radiator. Panelled door to



### FAMILY BATHROOM

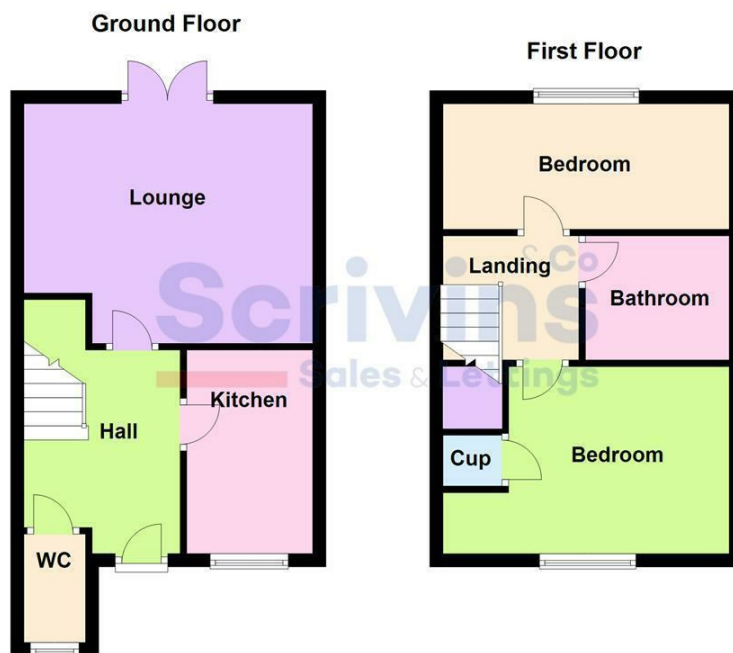
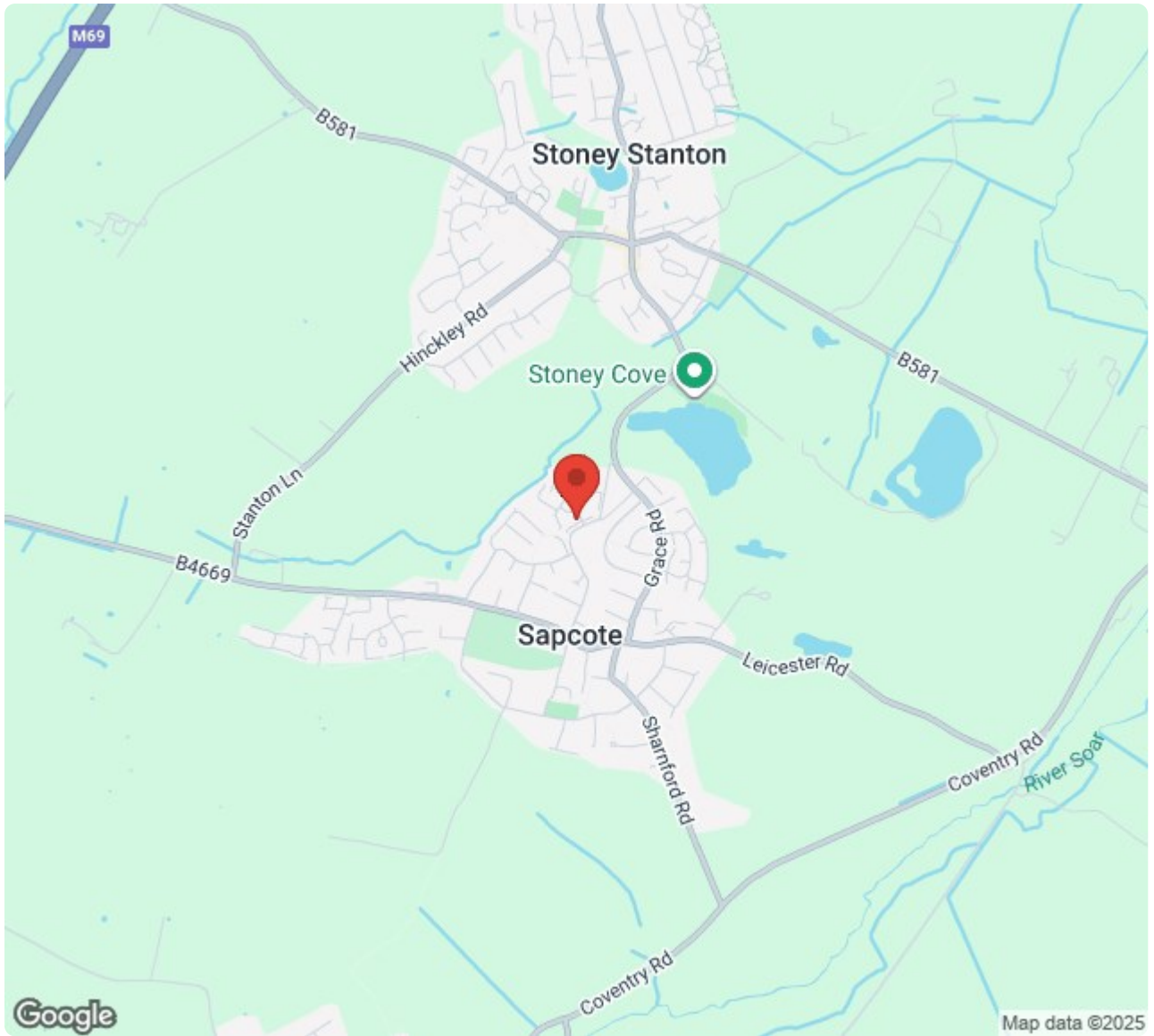
7'1" x 6'3" (2.17 x 1.93)



With tile effect vinyl flooring, three piece suite consisting pedestal wash hand basin, chrome mixer taps above, low level WC, panelled bath with chrome mixer taps, glazed shower screen to side, bar shower above. Tiled surrounds, extractor fan, white towel heater, shaving point.

## OUTSIDE

The property has a tarmacadam tandem driveway leading to a pedestrian gate to the rear garden, a concrete slabbed path leading to the front door, surrounded by decorative stone. To the rear of the house is a large limestone patio adjacent to the property, timber sleeping retainer wall, beyond which the garden is predominantly laid to lawn, fenced and enclosed with outside electric and lighting.





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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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