

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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## 75 CALVER CRESCENT, SAPCOTE, LE9 4JD

**£249,000**

Spacious semi detached bungalow on a large corner plot. Sought after and convenient location within walking distance of the village centre including shops, post office, primary school, public house, garden centre, open countryside and with good access to major road links. Well presented benefitting from gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers entrance hall, lounge, dining room, kitchen and UPVC SUDG conservatory. Two double bedrooms and shower room. Ample car/caravan parking plus detached garage. Large front and enclosed rear garden. Contact agents to view. Carpets, blinds and light fittings included.





**TENURE**  
FREEHOLD

COUNCIL TAX BAND - B

### **ACCOMMODATION**

Open canopy porch with Terrazzo tiled flooring and outside light. Hardwood panel and glazed front door leads to:

#### **L SHAPED ENTRANCE HALLWAY**

Oak finish laminate wood strip flooring, single panel radiator and thermostat for central heating. Door to cloak cupboard with fitted shelving, light and power, also has telephone point and houses electric meters. Further door to airing cupboard with lighting and cupboard above, housing the wall mounted Vaillant gas condensing combination boiler for central heating and domestic hot water (new as of August 2019 with full service record.) Loft access with extending aluminium ladder (loft is partially boarded, fully insulated and has a light.)

#### **FRONT LOUNGE DINING ROOM**

10'10" x 18'7" (3.32 x 5.68)

Two single panel radiators, TV aerial point, coving to ceiling and UPVC SUDG bow window to front.

#### **BREAKFAST KITCHEN TO REAR**

11'0" x 9'10" (3.37 x 3.01)

Range of medium oak fitted kitchen units consisting inset single drainer stainless steel sink with mixer tap above and double base cupboard beneath. Further matching floor mounted cupboard units and four drawer unit. Roll edge working surfaces above including a breakfast bar and tiled splashbacks. Further range of wall mounted cupboard units with integrated extractor hood and one tall larder cupboard. Appliance recess points, washing machine included, gas and electric cooker points. Radiator, hardwood and glazed door to:

#### **UPVC SUDG CONSERVATORY**

8'3" x 7'9" (2.52 x 2.38)

Double power point and lighting. UPVC SUDG and tinted roof and UPVC SUDG double glazed French doors leading to the rear garden.



#### **REAR BEDROOM ONE**

13'11" x 11'1" (4.26 x 3.39)

Radiator.



## FRONT BEDROOM TWO

11'1" x 10'4" (3.38 x 3.17)

Built in single wardrobe with shelving and hanging rail. Further wall mounted double cupboard. Radiator and TV aerial point.



## SHOWER ROOM

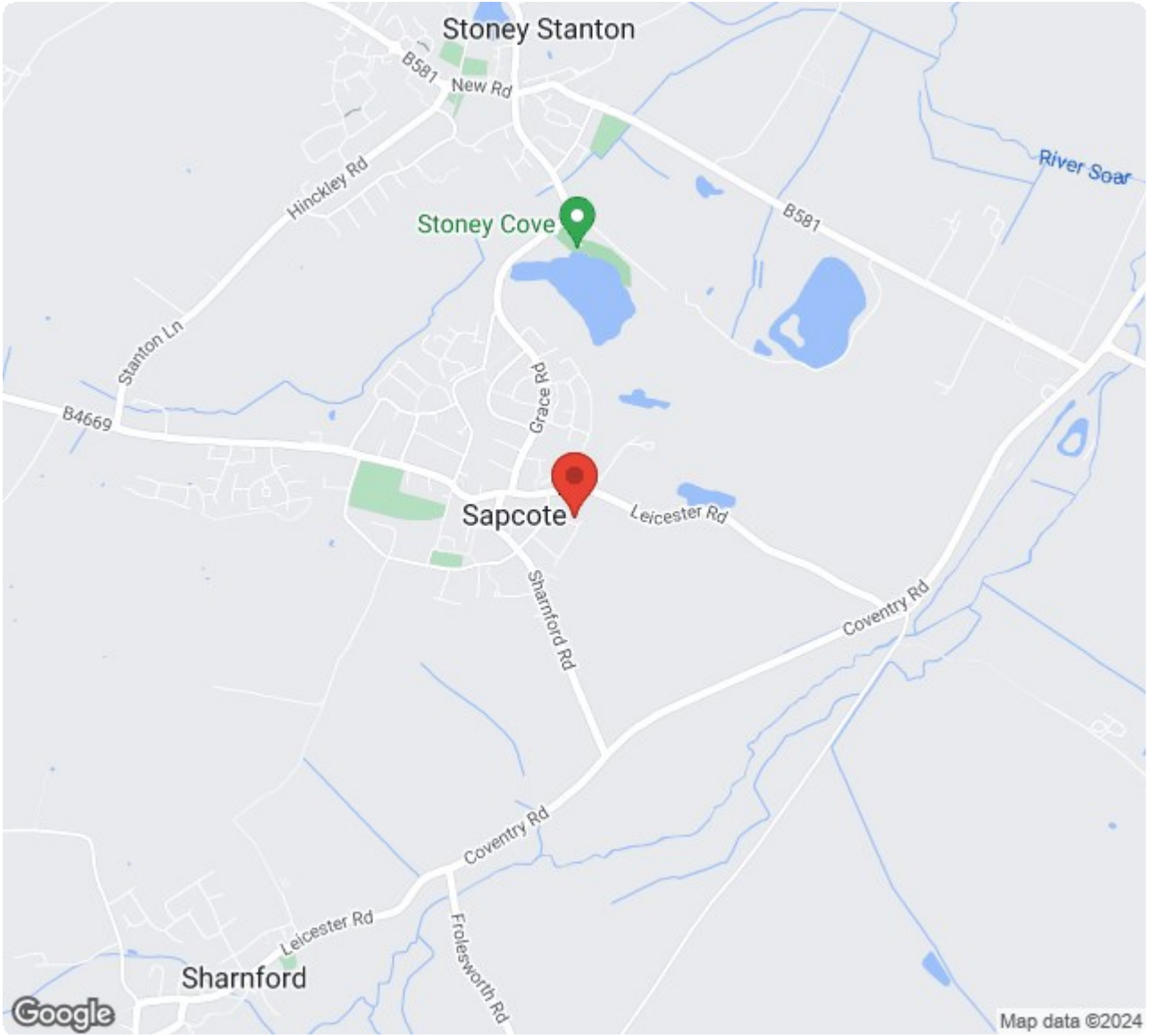
6'1" x 8'0" (1.87 x 2.45)

White suite consisting of quadrant corner shower cubicle with glazed shower doors, pedestal wash hand basin and low level WC. Contrasting tiled surrounds, built in storage cupboard, chrome heated towel rail, extractor fan and wall mounted Dimplex warm air heater.

## OUTSIDE

The property is situated on a large corner plot, set back from the road. Front garden is principally laid to lawn with surrounding well stocked beds and borders. To the side of the property is a wide block paved driveway offering ample car parking and leading to a single brick built garage 2.56m x 5.35m with electric up and over door to the front and side pedestrian door and has workbench, shelving, double cupboard, light and power. To the side of the garage are double timber gates which offer access to a further block paved driveway ideal for a car or caravan. To the rear of the garage is a slabbed patio with outside double power point, beyond which is the fully fenced and enclosed rear garden which is principally laid to lawn, beyond which are raised beds and borders. To the top of the garden is a vegetable plot and mature apple tree. Outside tap and light.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	
(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>		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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