

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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21 UNDERWOOD CRESCENT, SAPCOTE, LE9 4FY

£350,000

Spacious Ennis built five bedroomed detached family home. Sought after and convenient location within walking distance of both Sapcote and Stoney Stanton village centres including shops, schools, doctors surgery, parks, bus service, public houses, takeaways and with good access to major road links. Benefits from gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers entrance hall, lounge, dining room and dining kitchen. Five bedrooms, bathroom and separate WC. Wide driveway to single integral garage. Front, side and enclosed sunny rear garden. Contact agent to view. Carpets and blinds included.



TENURE
FREEHOLD

COUNCIL TAX BAND - D

ACCOMMODATION

Open canopy porch. UPVC SUDG front door to:

ENTRANCE HALLWAY

Original wood strip flooring, radiator and stairway to first floor. White wood panel and glazed door leads to:

FRONT LOUNGE

12'7" x 13'4" (3.86 x 4.07)

Feature fireplace with ornamental wooden surround, raised marble finish hearth and backing incorporating living flame coal effect gas fire. Double panel radiator and TV aerial point. White wood panel and glazed double doors to:



REAR DINING ROOM

12'8" x 11'8" (3.88 x 3.58)

Double panel radiator, ceiling mounted fan light and TV aerial point. UPVC SUDG French doors leading to the rear garden.



DINING KITCHEN TO REAR

14'10" x 13'0" (4.53 x 3.98)

Range of white fitted kitchen units consisting inset one and a half bowl single drainer stainless steel sink unit with mixer tap above and double base unit beneath. Further matching range of floor mounted cupboard units and drawers with contrasting roll edge working surfaces above and tiled splashbacks. Further matching range of wall mounted cupboard units including one double display unit with glazed doors. One tall larder unit and integrated extractor hood. Appliance recess points, electric cooker point, plumbing for automatic washing machine and dishwasher. Laminate wood strip flooring, radiator and wall mounted Worcester gas condensing combination boiler for central heating and domestic hot water with wireless digital thermostat. UPVC SUDG stable door to the side of the property.



FIRST FLOOR LANDING

Built in airing cupboard and loft access (loft is majority boarded)

FRONT BEDROOM ONE

12'9" x 13'6" (3.91 x 4.12)

Built in double wardrobe over the stairs, stripped pine flooring and radiator.



BEDROOM TWO TO REAR

9'10" x 12'0" (3.01 x 3.67)

Double panel radiator and ceiling mounted fan light.



BEDROOM THREE TO FRONT

11'11" x 10'2" (3.64 x 3.11)

Radiator and wall mounted display shelving.



BEDROOM FOUR TO REAR

8'10" x 8'8" (2.70 x 2.65)

Double panel radiator.



BEDROOM FIVE

8'9" x 6'3" (2.69 x 1.92)

FAMILY BATHROOM TO REAR

6'0" x 5'8" (1.83 x 1.73)

White suite consisting P shaped panelled bath with electric shower unit above, vanity sink with gloss white double cupboard beneath. Contrasting tiled surrounds and radiator.



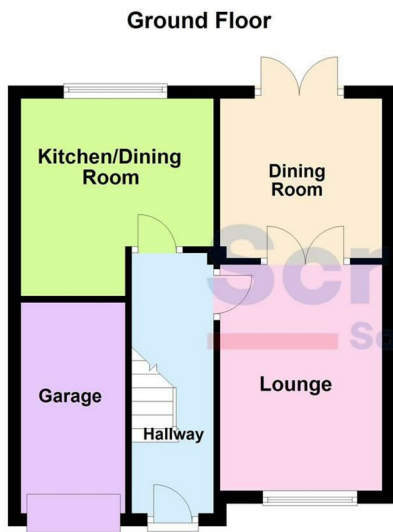
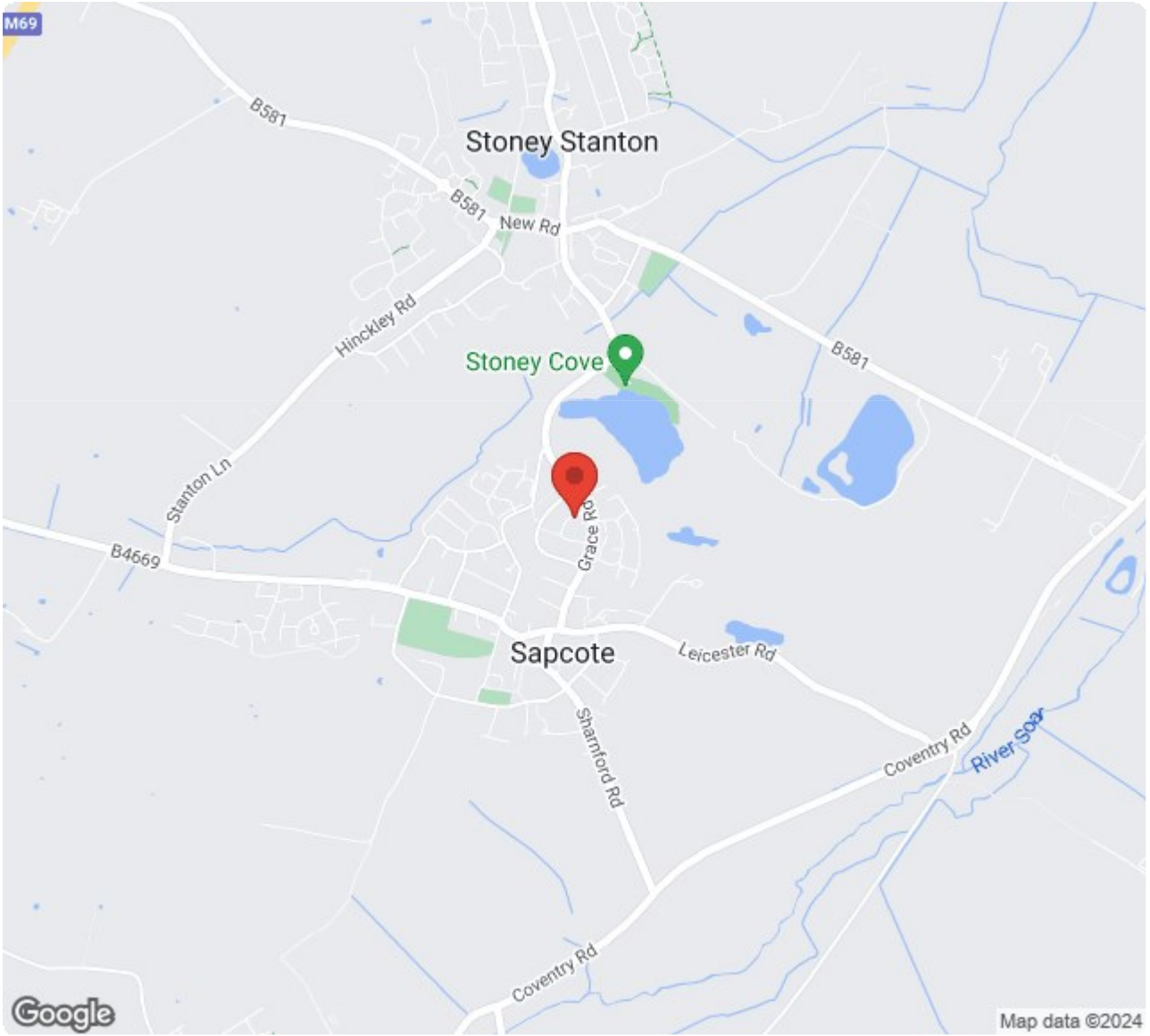
SEPARATE WC

White low level WC.

OUTSIDE

The property is nicely situated, set back from the road with the front garden principally laid to lawn. Wide concrete and stone driveway offering ample car parking and leading to the single integral garage 2.48m x 4.93m with up and over door to front. The garage has light, power, window to side and houses the electric meter. To the left hand side of the property double timber gates offer wide slabbed driveway to the side, which leads to the fully fenced and enclosed rear garden. Slabbed patio adjacent to the rear of the property, beyond which the garden is mainly laid to lawn. Outside tap and power point. To the right hand side of the property is a further side garden with timber shed. The garden has a sunny aspect. Ample room for an extension (subject to planning permission)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D		66	
(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			
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