

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



33 SAPCOTE ROAD, STONEY STANTON, LE9 4DW

OFFERS IN THE REGION OF £450,000

Attractive extended double fronted detached family home on a large sunny plot with an impressive frontage of approx 73ft. Sought after and highly convenient location within walking distance of the village centre including a parade of shops, primary school, doctors surgery, takeaways, public houses, bus service, recreational facilities and with good access to major road links. Well presented and refurbished including white panelled interior doors, oak block flooring in hall & dining room, feature fireplace, refitted kitchen and bathroom, fitted wardrobes, spot lights, solar panels, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hall, lounge, dining room, dining kitchen, utility room and shower room. Four good bedrooms, hobby room and bathroom with shower cubicle.

Driveway to both sides to large garage. Well kept good sized front and enclosed sunny rear garden with timber entertaining room/home office. Viewing recommended. Carpets, blinds and light fittings included.



TENURE
FREEHOLD

COUNCIL TAX BAND - E

ACCOMMODATION

Open canopy porch with outside lighting. Attractive woodgrain UPVC SUDG and colour leaded front door to:

ENTRANCE HALLWAY

Herringbone oak block flooring, radiator, telephone point and key pad for burglar alarm system. Stairway to first floor with pine spindle balustrades. Attractive two panel interior door to:

REAR LOUNGE

13'4" x 20'11" (4.08 x 6.40)

Feature marble fireplace incorporating living flame coal effect gas fire. Two double panel radiators, three matching wall lights, inset ceiling spotlights, coving to ceiling and ceiling mounted fan light. UPVC SUDG French doors to rear garden.



DINING ROOM TO FRONT

14'2" x 11'1" (4.33 x 3.40)

Feature open fireplace having ornamental white wooden surrounds, raised marble hearth and backing incorporating living flame coal effect gas fire. Herringbone oak block flooring, radiator, coving to ceiling and four matching wall lights.



FITTED DINING KITCHEN TO REAR

14'4" x 11'2" (4.37 x 3.42)

Range of solid beech fitted kitchen units consisting inset one and a half bowl single drainer stainless steel sink unit with double base unit beneath. Further matching range of floor mounted cupboard units and three drawer unit with contrasting roll edge working surfaces above and tiled splashbacks. Inset five ring stainless steel gas hob unit, double fan assisted oven with grill beneath and integrated extractor above. Further matching wall mounted cupboard units. Further integrated appliances include dishwasher, fridge freezer and additional freezer. Double panel radiator, inset ceiling spotlights, wall mounted consumer unit and doorbell chimes. Amtico tiled flooring and white wood panel and glazed door leads to:

UTILITY ROOM TO REAR

7'6" x 7'0" (2.31 x 2.14)

Range of matt cream fitted units consisting inset single drainer stainless steel sink with mixer tap above and cupboard beneath. Further floor mounted cupboard units with contrasting roll edge working surfaces above and tiled splashbacks. Further matching wall mounted cupboard units. Appliance recess points including plumbing for automatic washing machine and venting for tumble dryer. Wall mounted Worcester gas condensing boiler for central heating and domestic hot water with digital programmer. Inset ceiling spotlights, grey oak laminate wood strip flooring and UPVC SUDG door to rear garden. Door to:



REFITTED SHOWER ROOM TO REAR

6'3" x 6'11" (1.92 x 2.11)

White suite consisting fully tiled shower cubicle with glazed shower doors, vanity sink unit with gloss white drawers beneath and mirror fronted bathroom cabinet above and low level WC. Contrasting fully tiled surrounds, dual fuel white heated towel radiator, inset ceiling spotlights, extractor fan and grey oak laminate wood strip flooring.



FIRST FLOOR LANDING

Pine spindle balustrade, radiator, thermostat for central heating system and built in storage cupboard. Loft access with extending aluminium ladder, where there is a hobby room with light, power, double glazed Velux window and control panel for the solar panels.

FRONT BEDROOM ONE

10'11" x 11'9" (3.33 x 3.60)

Range of professionally fitted bedroom furniture in cream woodgrain consisting two double one corner and one single wardrobe, bedside cabinets, dressing table with three drawers beneath and mirror with lighting above. Further full length wall mounted mirror, radiator, remote control ceiling fan and coving to ceiling.



FRONT BEDROOM TWO

12'0" x 10'10" (3.67 x 3.32)

Double sliderobe with mirror glazed doors. Radiator.



BEDROOM THREE TO REAR

13'3" x 8'0" (4.06 x 2.46)

Range of fitted bedroom furniture in cream consisting two single wardrobes with dressing table to centre having drawers beneath and cupboard above. Matching vanity unit with inset sink unit (h & c) One wall light and radiator.



BEDROOM FOUR TO REAR

8'3" x 11'3" (2.54 x 3.43)

Double panel radiator and door to airing cupboard housing lagged copper cylinder with fitted immersion heater for domestic hot water on a timer.



REFITTED BATHROOM TO REAR

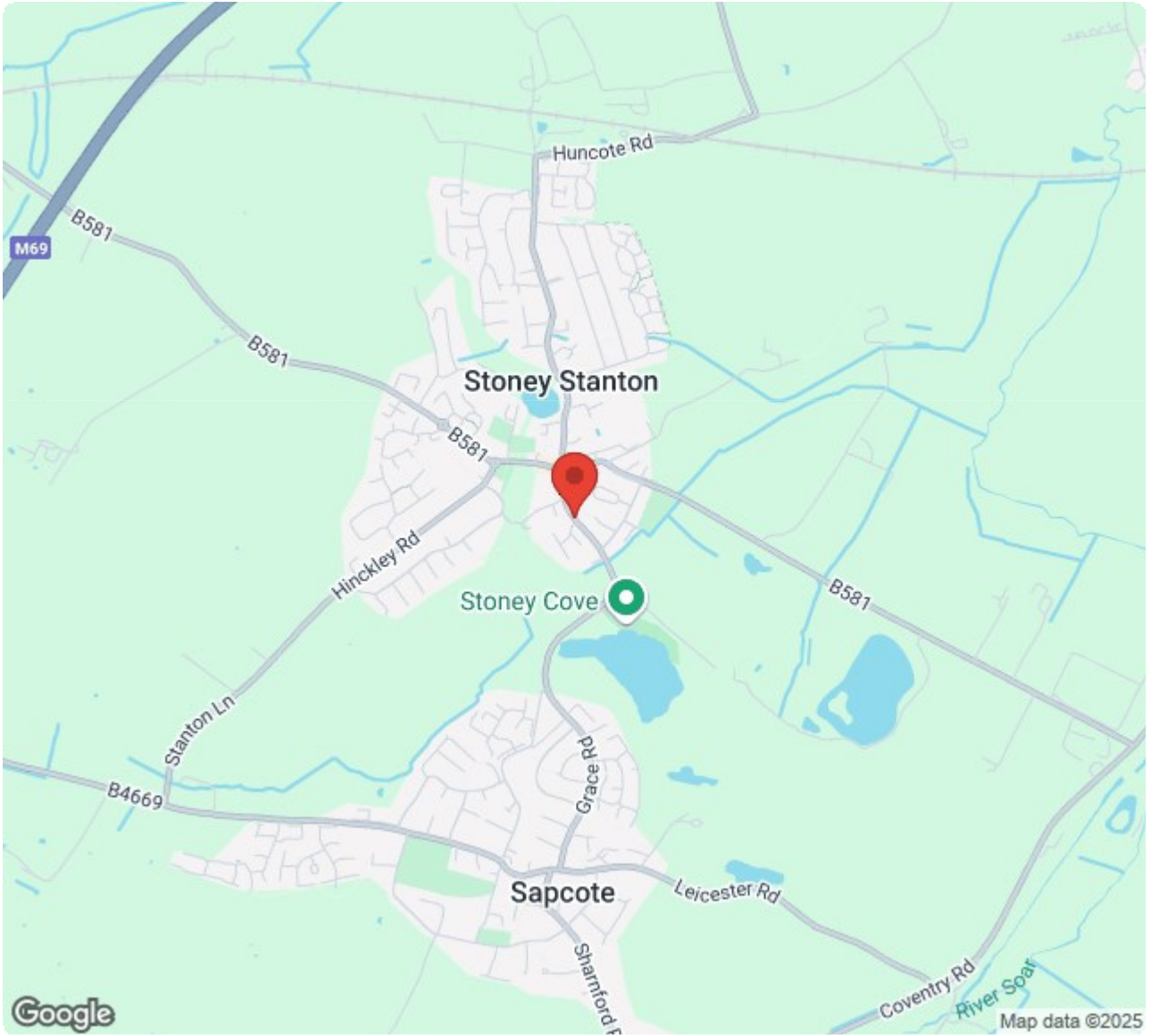
5'7" x 8'2" (1.72 x 2.51)

White suite consisting of double ended panel bath with electric shower unit above and glazed shower screen to side, vanity sink unit with curved gloss white double cupboard beneath and mirror fronted bathroom cabinet with spotlight above and low level WC. Contrasting fully tiled surrounds, chrome dual fuel heated towel radiator, wall mounted Dimplex warm air heater, extractor fan and inset ceiling spotlights.

OUTSIDE

One of the main features of this particular property is the large plot with an impressive frontage of approximately 73ft. Set back from the road, screened behind panel fencing. To the right hand side of the property is a stone driveway leading to a large brick built garage 4.01m x 5.17m with electric Henderson door to front. The garage has light, power, side pedestrian door and UPVC SUDG window to rear. To the left hand side of the property is a further slabbed driveway. The front garden is hard landscaped in slabs, block paving and decorative stone for easy maintenance. A timber and wrought iron gate lead down both sides of the property to the large fully fenced and enclosed rear garden, which has a sunny aspect. a full width slabbed patio adjacent to the rear of the property edged by a low brick retaining wall, beyond which the garden is principally laid to lawn with surrounding well stocked beds and borders. Outside power point and tap. To the right hand side of the property is an aluminium greenhouse and to the top of the garden is a double skinned and insulated summerhouse/home office 2.93m x 4.46m with timber SUDG French doors to front and two windows to side, oak finish laminate wood strip flooring, light and power. There is ample room to create further garage or to extend (subject to planning permission)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	77
(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