

# 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



## 58 HARECROFT CRESCENT, SAPCOTE, LE9 4FX

**OFFERS OVER £300,000**

Spacious, three 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, public houses and with good access to major road links. Well presented including feature fireplace, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, lounge/diner and fitted kitchen. 3 bedrooms and family bathroom with shower. Driveway to front and side leading to a brick built garage. Well kept front and rear garden. Viewing highly recommended. Carpets, curtains and blinds included.



## TENURE

FREEHOLD

Council tax band C

## ACCOMMODATION

UPVC SUDG door to

## ENTRANCE HALLWAY

With single panelled radiator. Yale burglar alarm system. Smoke alarm. Dado rail. Door to

## THROUGH LOUNGE DINING ROOM

10'1" x 25'6" (3.08 x 7.78)

With single and double panelled radiator. Wall mounted lighting. Feature fireplace with timber hearth and mantle incorporating an electric fire. Door to



## KITCHEN

8'0" x 13'1" (2.46 x 4.00)

With tiled effect lino flooring. A range of cream painted floor standing cupboard units, freestanding electric oven with four ring hob and extractor fan. Freestanding Zanussi fridge and freezer. Beech wood effect roll edged working surfaces with resin drainer sink and mixer taps. Danfoss heating programmer. Wall mounted Valiant gas combination boiler for central heating and domestic hot water. Further range of wall mounted kitchen units. Door to under stairs pantry housing the fuse board and electric meter.



## FIRST FLOOR LANDING

With panelled balustrades. Honeywell thermostat. Loft access. Door to large airing cupboard with shelving.

## BEDROOM ONE TO FRONT

10'9" x 13'2" (3.30 x 4.02)

With single panelled radiator. Range of floor to ceiling Hammonds fitted wardrobes with shelving and hanging rail. Matching dressing table with drawers and matching bed side tables.



### **BEDROOM TWO TO REAR**

10'1" x 11'11" (3.08 x 3.65)

With radiator.



### **BEDROOM THREE TO FRONT**

8'0" x 8'9" (2.44 x 2.67)

With radiator. Door to over stairs cupboard.



### **BATHROOM TO REAR**

8'8" x 5'5" (2.65 x 1.66)

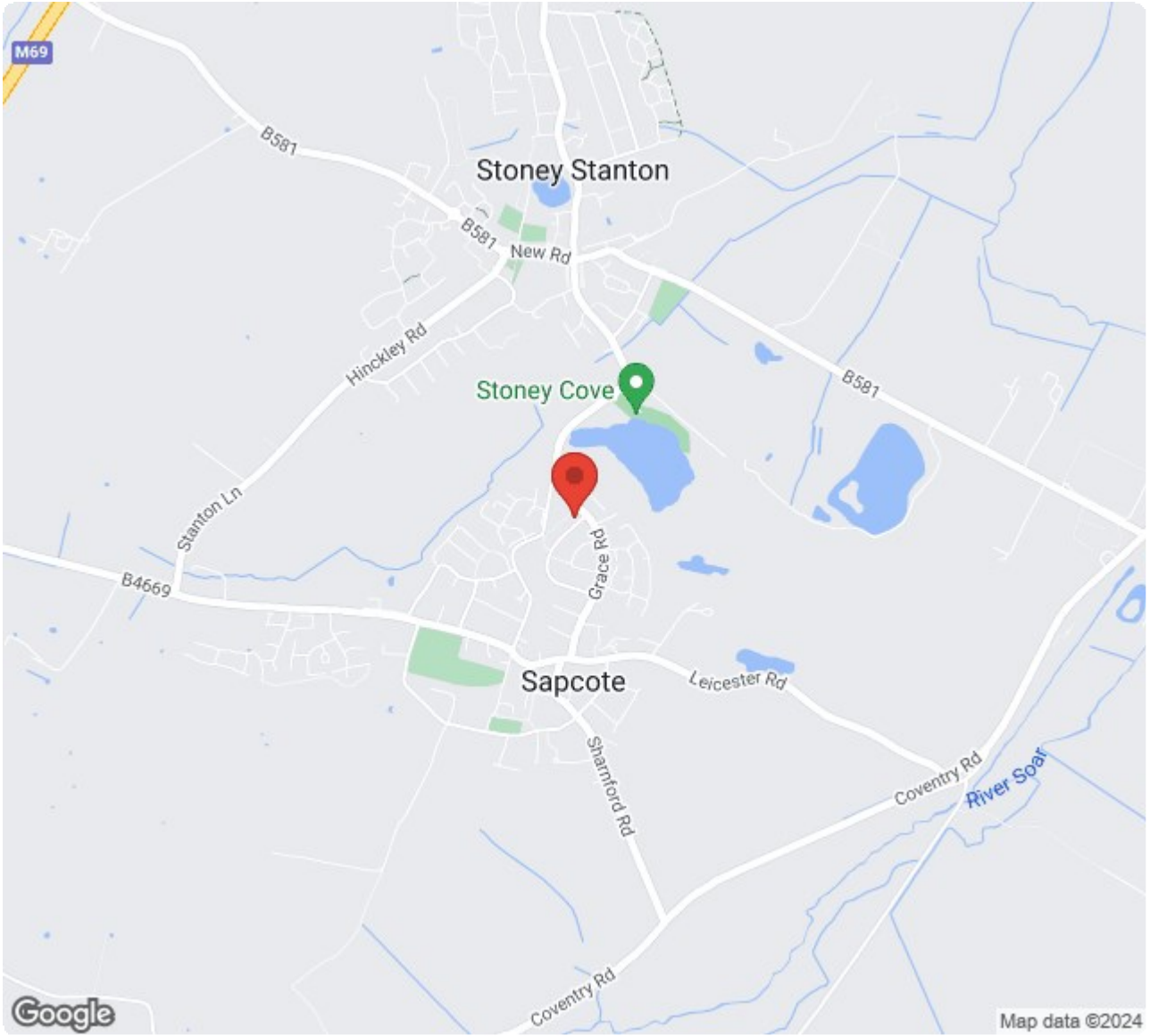
With tiled effect lino floor. Three piece suite consisting low level WC, pedestal wash hand basin. Timber panelled bath with taps and mains shower above. Tiled surrounds. Extractor fan. Single panelled radiator.



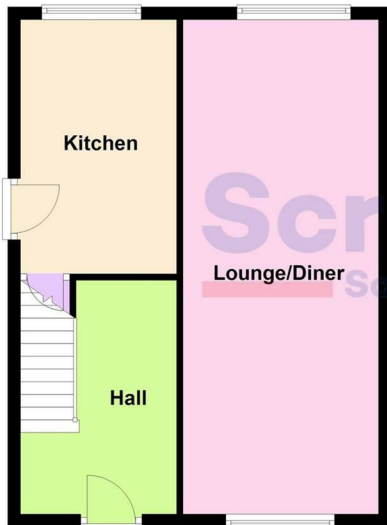
### **OUTSIDE**

The property is set back from the road with a block paved double width driveway to front and side leading to garage. With up and over door to front and electrics. The front garden is laid to lawn with surrounding beds. Accessed via a gate to side is the good sized fenced and enclosed rear garden. To the rear of the property there is a concrete patio adjacent to the rear of the property. The rear garden is principally laid to lawn with a slabbed pathway.





Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(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 <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	

