

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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15 NORTHFIELD ROAD, SAPCOTE, LE9 4GA

OFFERS IN THE REGION OF £235,000

NO CHAIN. Impressive 2018 Jelson Built Cartmel design end town house on a large corner plot. Sought after new development within walking distance of the village centre including shops, post office, junior school, garden centre, Stoney cove, parks, public houses and good access to major roads links. Immaculate contemporary style interior NHBC guaranteed, energy efficient with a range of good quality fixtures and fittings including multi-fuel log burner, white panelled interior doors, spindle balustrades, oak finish Moduleo flooring, 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 and lounge dining room. 2 double bedrooms and bathroom with shower. Good sized hard landscaped front, side and enclosed rear gardens, double length driveway. Viewing highly recommended. Carpets, blinds, curtains, log store and wardrobes included. Majority other furniture available by separate negotiation.



TENURE

Freehold

Council tax band= B

ACCOMMODATION

Open pitched and tiled canopy porch, attractive age green composite panelled and SUDG front door to

ENTRANCE HALLWAY

With oak finish Moduleo flooring, radiator, digital programmer and thermostat for the central heating system on the ground floor, wired in smoke alarm, digital audio broadcasting points, stairway to first floor with white spindle balustrades, attractive white four panelled interior doors to

SEPARATE WC

With white suite consisting low level WC, pedestal wash hand basin, tiled splash backs, oak finish Moduleo flooring, concealed consumer unit and a radiator.

FITTED KITCHEN TO FRONT

10'0" x 6'3" (3.07 x 1.91)

With a fashionable range of light grey fitted kitchen units with soft close doors consisting inset single drainer stainless steel sink unit, pull-out kitchen tap above and double base unit beneath. Further matching floor mounted cupboard units and four drawer units, contrasting grey roll edge working surfaces above with inset four ring stainless steel gas hob unit, single fan assisted oven with grill beneath, stainless steel chimney extractor above and tiled splash backs. Further matching wall mounted cupboard units, one concealing the gas condensing combination for the central heating and domestic hot water, appliances cress point, plumbing for automatic washing machine, kick panel heater, grey ceramic tiled flooring and a wired in heat detector.

REAR LOUNGE DINING ROOM

14'0" x 11'9" (4.29 x 3.59)

With feature brick built fireplace with a Clearview Pioneer 400 5kw multi-fuel burner. Double panelled radiator, oak finish Moduleo flooring, TV aerial point, wired in smoke alarm, useful under stairs storage cupboard and UPVC SUDG French doors leading to the rear garden.



FIRST FLOOR LANDING

With white spindle balustrades, wired in smoke alarm, loft access with extending aluminium ladder for access, which is partially boarded with lighting.

FRONT BEDROOM ONE

14'2" x 9'2" (4.32 x 2.80)

With a range of bedroom furniture in white gloss with mirrored glazed door consisting one double and one single wardrobe unit incorporating hanging rails and shelving, radiator, further built in storage cupboard/ line cupboard with a power point, TV aerial point, digital programmer and thermostat for the central heating system on the first floor.



BEDROOM TWO TO REAR

14'0" x 6'2" (4.29 x 1.89)

With radiator and a TV aerial point.



BATHROOM

7'1" x 6'1" (2.16 x 1.86)

With a white suite consisting panelled bath, main shower unit above, glazed shower screen to side, pedestal wash hand basin, low level WC, wall mounted mirror fronted bathroom cabinet, contrasting tiled surrounds, shaver point, extractor fan, white heated towel rail and oak finish Moduleo flooring.

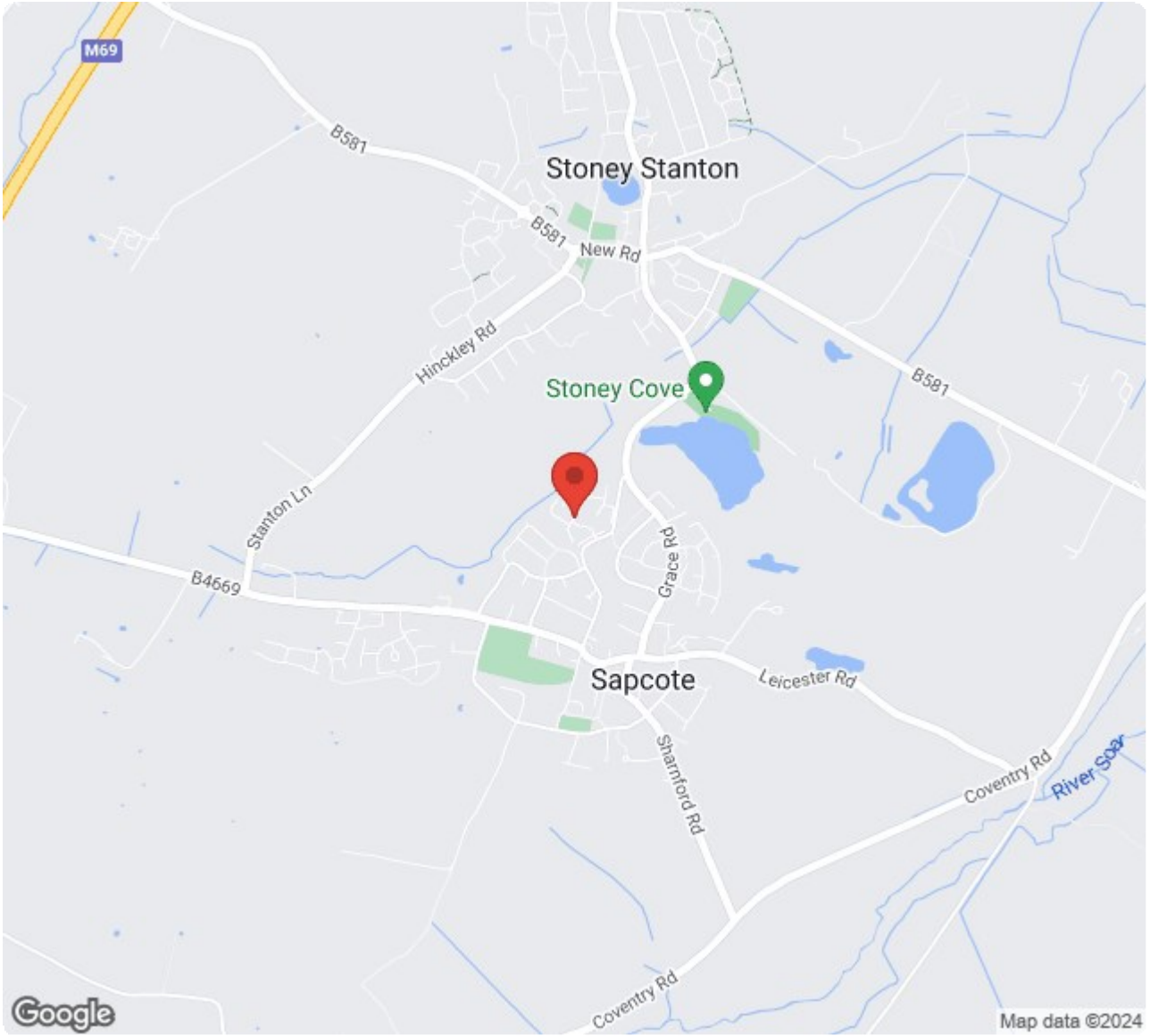


OUTSIDE

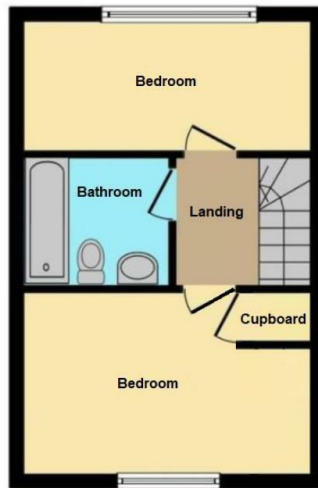
The property is nicely situated on an advantageous corner plot, set back from the road. The front and side garden in decorative stones with an outside cold-water tap. There is a good-sized rear garden enclosed by a high brick retaining wall and panelled fencing, hard landscaped having a full width grey Indian stone patio adjacent to the rear of the property. Log store. Beyond which the garden is principally in Astro Turf with surrounding paving and pebbled borders.

To the top of the garden is a timber gate leads to a double length tarmacadam driveway.





Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B		83	
(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 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			
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Not environmentally friendly - higher CO ₂ emissions			
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