

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
Company Number: 11832775 (Registered in England and Wales)

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11 RYE HILL DRIVE, SAPCOTE, LE9 4GG

OFFERS OVER £235,000

NO CHAIN. Impressive 2017 Jelson built Cartmel design, semi detached house on a good sized sunny plot, sought after and convenient location within walking distance to the village centre including shops, post office, junior school, garden centre, parks, public houses, Stoney Stanton and good access to major road links. Immaculately presented NHBC guaranteed. Energy efficient with a range of good quality fixtures and fittings including white panel interior doors, spindle balustrades, 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 with built in appliances and lounge dining room with feature fireplace. Two double bedrooms and bathroom with shower. Long driveway. Ample room for a garage or extension (subject to planning permission). Front and good size sunny rear garden with shed. Viewing highly recommended. New carpets and blinds included.



TENURE

Freehold

ACCOMMODATION

Open pitched and tiled canopy porch with outside lighting, attractive black composite panelled SUDG and leaded front door to

ENTRANCE HALLWAY

With single panelled radiator, digital programmer for central heating and domestic hot water, telephone point, wired in smoke alarm. Stairway to first floor with white spindle balustrades. Attractive white four panelled interior door to

SEPARATE WC

With white suite consisting low level WC, pedestal wash hand basin, tiled splashbacks, radiator.



FRONT FITTED KITCHEN

6'4" x 10'2" (1.94 x 3.10)

With a range of cream fitted kitchen units with soft close doors, consisting inset single drainer stainless steel sink unit, mixer taps above, double base unit beneath. Further matching range of floor mounted cupboard units and four drawer unit, contrasting roll edged working surfaces above with inset four ring stainless steel gas hob unit, single fan assisted oven with grill beneath, stainless steel chimney extractor hood above. Tiled splashbacks, further matching range of wall mounted cupboard units, one concealing the gas condensing combination boiler for central heating and domestic hot water. Appliance recess points, plumbing for automatic washing machine, kick panel heater, ceramic tiled flooring, wired in heat detector.



REAR LOUNGE DINING ROOM

14'2" x 11'10" (4.32 x 3.62)

With feature contemporary fireplace having ornamental oak finish surrounds, raised hearth and backing, incorporating living flame coal effect electric fire. Radiator, wired in smoke alarm, TV and telephone points. Useful under stairs storage cupboard. UPVC SUDG French doors to rear garden.



FIRST FLOOR LANDING

With white spindle balustrades, wired in smoke alarm, loft access.

FRONT BEDROOM ONE

14'2" x 9'4" (4.32 x 2.85)

With range of bedroom furniture included in grey, consisting of a double and single unit, radiator, TV aerial point, digital programmer for the central heating and domestic hot water on the first floor.



REAR BEDROOM TWO

14'1" x 6'3" (4.31 x 1.91)

With radiator.



BATHROOM

6'3" x 7'1" (1.91 x 2.18)

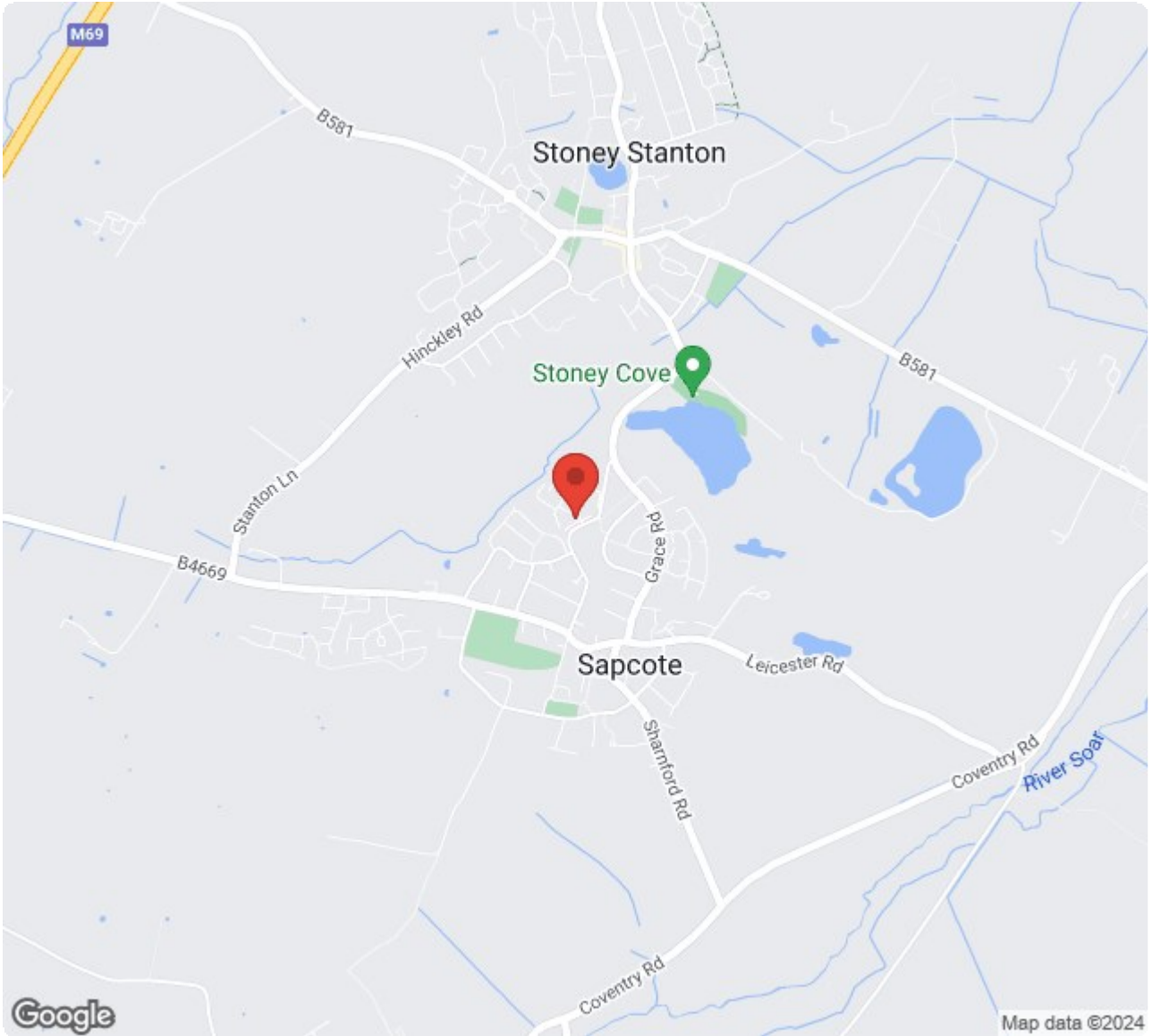
With white suite consisting panelled bath, main shower unit above, glazed shower screen to side, pedestal wash hand basin, low level WC, contrasting tiled surrounds. White heated towel rail. Shaver point and extractor fan.



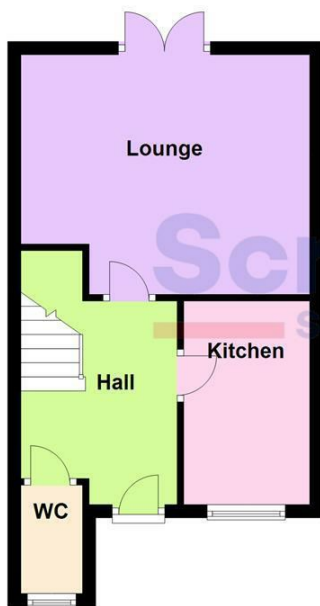
OUTSIDE

The property is nicely situated set back from the road, the front garden in decorative stones and borders, tarmac driveway leads down the side of the property offering ample car parking, ample room for an extension or garage (subject to planning permission). Also a double power point, a timber gate offers access to the good sized fully fenced enclosed rear garden which has a sunny aspect having a full width slabbed patio adjacent to the rear of the property with a timber shed beyond which the garden is lawned and to the top of the garden there is a further astroturf garden area. There is also an outside tap to the front of the property.

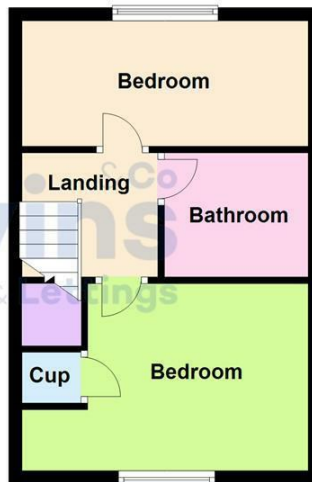




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			97
(92 plus) A			
(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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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