



## 6 ELDER CLOSE, SAPCOTE, LE9 4BE

**OFFERS OVER £240,000**

**NO CHAIN!** Attractive 2015 Linden Homes Built semi detached house with open fields to rear. Sought after and convenient cul de sac location within walking distance of the village centre, local schools and good access to major road links. Immaculately presented with a range of good quality fixtures and fittings including gas CH and UPVC SUDG. Offers entrance hall, separate WC, lounge and fitted dining kitchen. 3 bedrooms (main with ensuite shower room) and family bathroom. Double driveway to front enclosed sunny rear garden with shed. Viewing highly recommended.



**TENURE**  
FREEHOLD

£70 fee per quarter to First Port for the estate grounds maintenance.  
Reassignment fee associated with this on sale of the property is approximately £200.

**ACCOMMODATION**

With UPVC canopy porch to SUDG composite front door to

**ENTRANCE HALLWAY**

With single panelled radiator, Wall mounted RCD unit, doorbell chime, wired in smoke alarm. Door to

**LOUNGE**

11'7" x 12'11" (3.55 x 3.95)

With single panelled radiator, TV aerial point, Honeywell wall mounted heating wall programmer, wood strip laminate flooring, door to inner hallway, door to



**DOWNSTAIRS WC**

5'6" x 3'4" (1.70 x 1.04)

With wood strip laminate flooring, single panelled radiator, low level WC, pedestal wash hand basin. Tiled splashback, extractor fan. Door to



**DINING KITCHEN**

With tiled flooring, single panelled radiator, TV aerial point, door to under stairs cupboard with lighting. Range of floor standing cream gloss cupboard units with wood effect laminated worktop. Built in Electrolux dishwasher, freestanding BEKO washing machine, Zanussi electric oven. Four ring Zanussi hob, extractor fan above, further matching range of matching wall units with one housing the domestic Maxi boiler for domestic hot water and central heating. UPVC SUDG French doors to rear garden.



**FIRST FLOOR LANDING**

With loft access, wired in smoke alarm, door to cupboard housing the emersion tank. Door to

### FRONT BEDROOM ONE

9'2" x 9'2" (2.81 x 2.80)

With single panelled radiator, TV aerial point, double doors to built in wardrobe with shelving and hanging rail. Honeywell heating programmer. Door to



### EN-SUITE SHOWER

5'4" x 7'1" (1.64 x 2.18)

With tile effect vinyl flooring, pedestal wash hand basin with chrome mixer tap, low level WC, shaver plug, single panelled radiator. Glazed shower enclosure with tiled surrounds and wall mounted bar shower.



### REAR BEDROOM TWO

8'9" x 9'10" (2.67 x 3.01)

With single panelled radiator, TV aerial point. Door to



### BEDROOM THREE

5'10" x 9'10" (1.80 x 3.02)

With single panelled radiator. Door to



### FAMILY BATHROOM

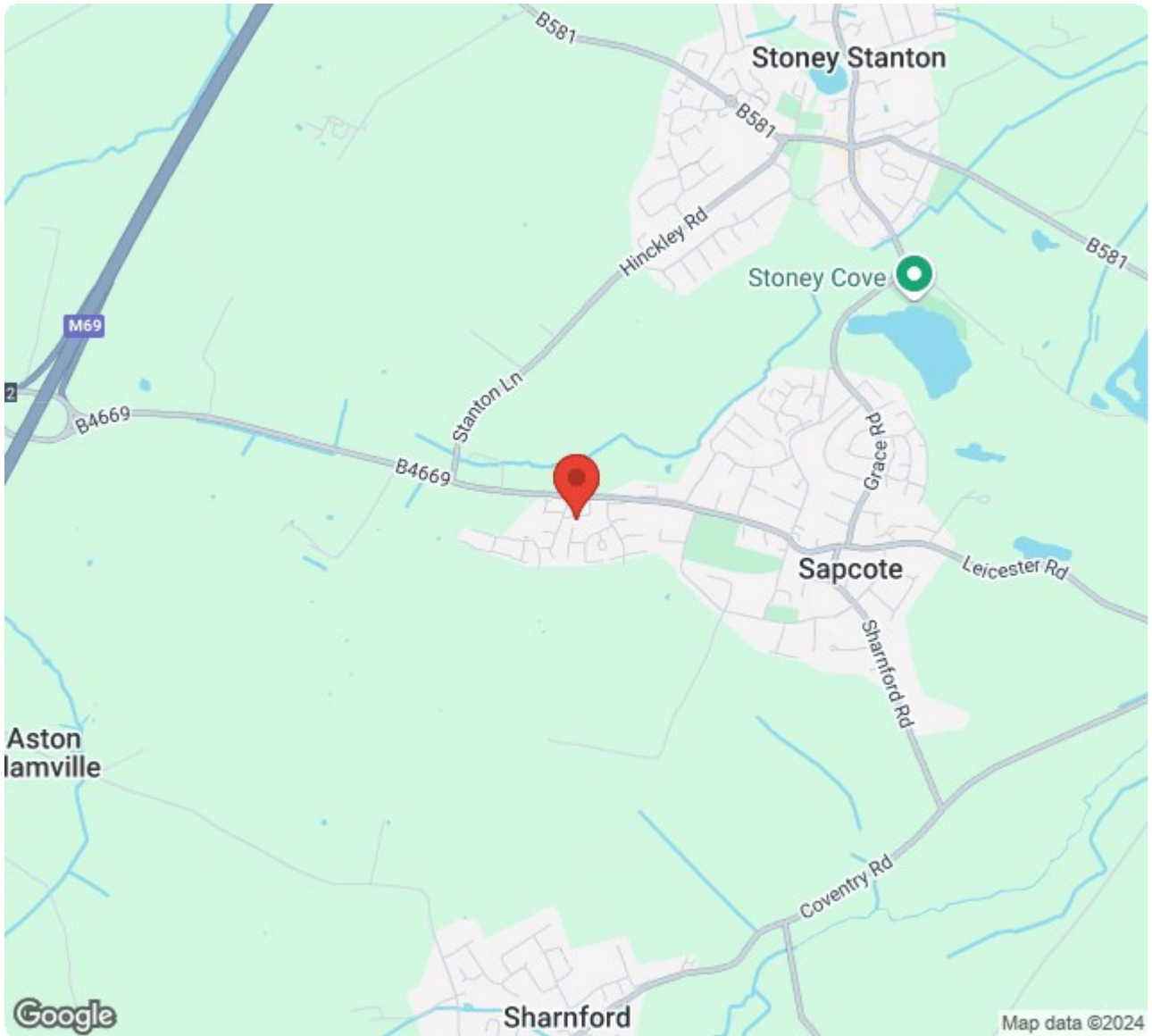
With tile effect vinyl flooring, three piece suite consisting low level WC, pedestal wash hand basin, panelled bath with chrome mixer tap, with shower attachment. Tiled surrounds, extractor fan.



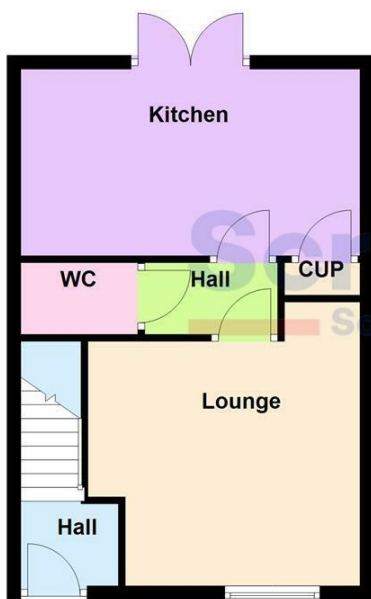
### OUTSIDE

The property is set back from the road with a double width tarmac driveway, areas of decorative stone, slabbed path leading to front door and to side access with pedestrian gate to rear garden. The rear of the property is a slabbed patio adjacent to the property. The garden is fenced and enclosed, predominantly laid to lawn with a slabbed path leading to a timber shed on a concrete slabbed base. Further decorative stone patio to the rear of the garden. Outside tap and lighting.

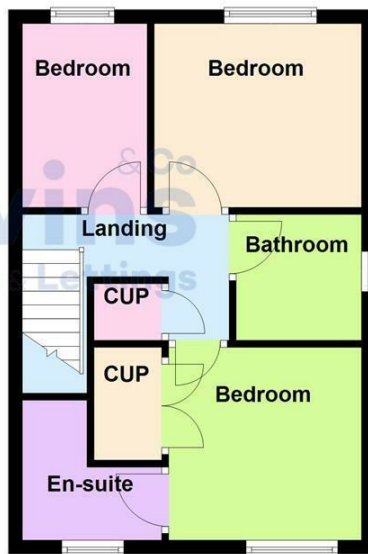




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		82	
(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 <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	



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