

# 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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## 27 ROOKERY CLOSE, SAPCOTE, LE9 4BF

**OFFERS OVER £425,000**

Impressive 2014 Linden Homes built Casterton design detached family home, with open views to front. Sought after and convenient cul de sac location within walking distance of the village centre including shops, post office, junior school, public house, garden centre and with good access to major road links. Immaculate contemporary style interior with remainder NHBC guarantee, energy efficient with a range of good quality fixtures and fittings including wood grain interior doors, spindle balustrade, ceramic tiled flooring, spot lights, wired in smoke alarms, gas central heating (most radiators fitted with independent thermostats) and UPVC SUDG. Spacious accommodation offers canopy porch, entrance hall, separate WC, family room, study, lounge and open plan living dining kitchen. four bedrooms (main with en suite shower room) and Jack and Jill bathroom. Double driveway to detached double garage. Well kept front, side and enclosed rear landscaped sunny gardens. Viewing highly recommended. Carpets and blinds included.



**TENURE**  
FREEHOLD

COUNCIL TAX BAND - E

**ACCOMMODATION**

Open canopy porch with outside lighting. Attractive white composite panel and SUDG front door to:

**ENTRANCE HALL**

Single panel radiator, wall mounted consumer unit and doorbell chimes. Attractive wood grain interior doors leading to:

**SEPARATE WC**

White suite consisting low level WC and pedestal wash hand basin with tiled splashbacks. Radiator and extractor fan.

**FAMILY ROOM TO REAR**

14'6" x 14'4" max (4.44 x 4.39 max)

Radiator, digital programmer and thermostat for central heating on ground floor and wired in smoke alarm. UPVC SUDG French doors leading to the rear garden. Dog legged staircase to first floor with spindle balustrades and useful understairs cupboard beneath.



**STUDY TO FRONT**

8'2" x 8'3" (2.49 x 2.52)

Radiator, TV aerial point and telephone point.



**FRONT LOUNGE**

19'1" x 10'11" (5.84 x 3.33)

Wood grain double doors giving access. Two single panel radiators and digital audio broadcasting points.



## FITTED DINING KITCHEN TO REAR

17'3" x 14'6" (5.27 x 4.43)

Fashionable range of gloss cream fitted kitchen units with soft close doors consisting inset black one and a half bowl, single drainer resin sink unit with mixer tap above and double base unit beneath. Further matching range of floor mounted cupboard units with contrasting granite working surfaces above and matching upstands. Inset four ring stainless steel gas hob unit with stainless steel chimney extractor above. Further range of matching wall mounted cupboard units, one housing the gas condensing boiler for central heating and domestic hot water. Integrated appliances including double fan assisted oven with grill, dishwasher, fridge freezer. Plumbing for washing machine. Matching central island unit with two double base units beneath. Grey ceramic tiled flooring, radiator, TV aerial point and telephone point. UPVC SUDG French doors to the rear garden. White composite panel and SUDG door to the rear garden.



## FIRST FLOOR LANDING

White spindle balustrades, wired in smoke alarm, and radiator. Door to airing cupboard housing cylinder with fitted immersion heater for domestic hot water. Loft access.

## REAR BEDROOM ONE

12'11" x 14'10" (3.95 x 4.54)

Two built in single wardrobes, two radiators, TV aerial point and telephone point. Door to:



## EN SUITE SHOWER ROOM

7'6" x 7'6" (2.31 x 2.30)

White suite consisting fully tiled double shower cubicle with glazed shower doors, pedestal wash hand basin and low level WC. Contrasting tiled surrounds, radiator, shaver point and extractor fan.



### **BEDROOM TWO TO FRONT**

10'11" x 11'3" (3.33 x 3.44)

Radiator, TV aerial point and digital programmer and thermostat for central heating on first floor. Door to:



### **JACK AND JILL BATHROOM**

7'6" x 7'5" (2.29 x 2.28)

White suite consisting panelled bath with mains shower unit above and glazed shower screen to side, pedestal wash hand basin and low level WC. Contrasting tiled surrounds, chrome heated towel rail and extractor fan.

### **BEDROOM THREE TO FRONT**

11'7" x 9'9" (3.55 x 2.98)

Radiator and TV aerial point.



### **BEDROOM FOUR TO REAR**

9'9" x 7'3" (2.98 x 2.21)

Radiator and TV aerial point.

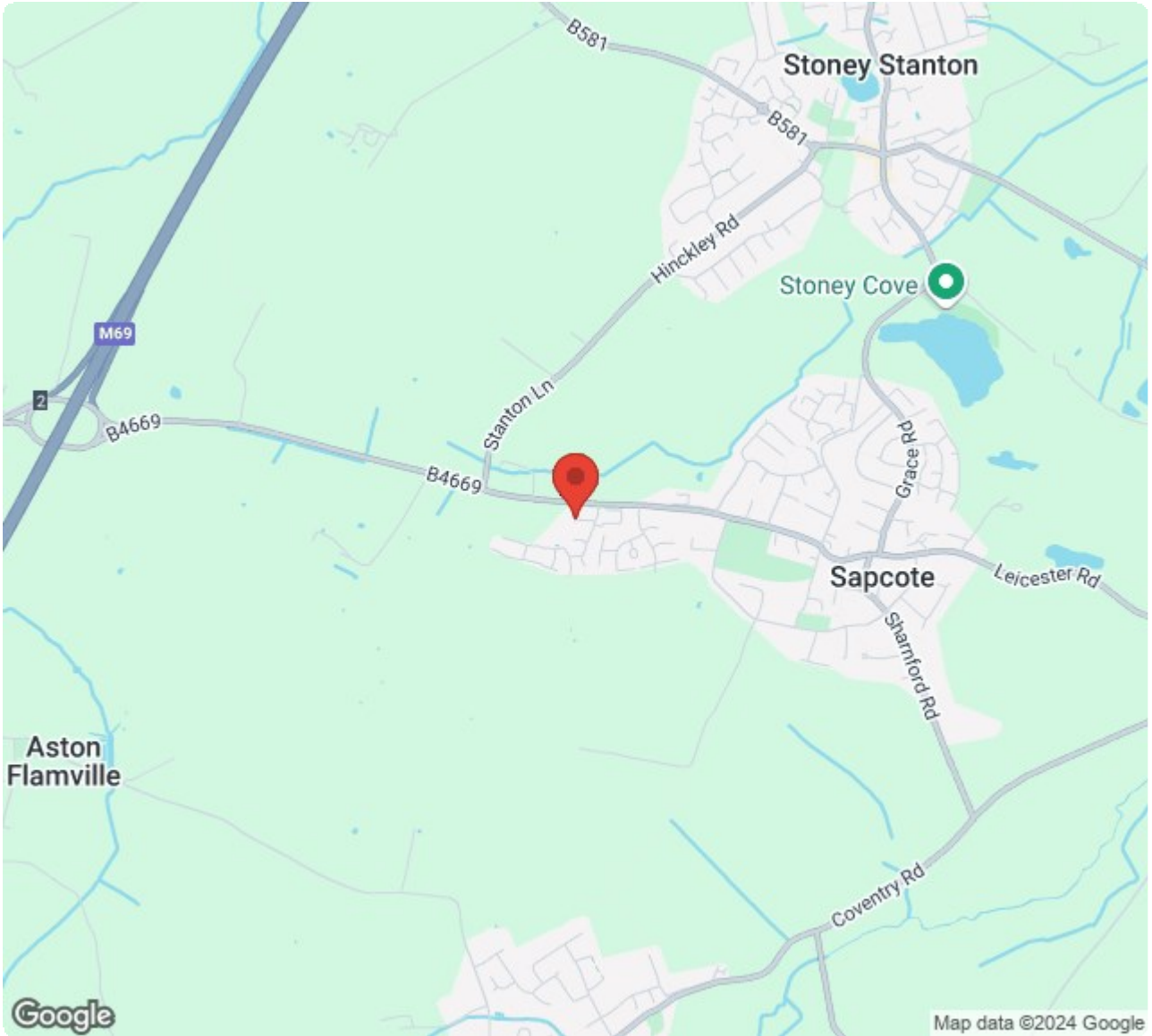


### **OUTSIDE**

The property is nicely situated on a private driveway to only four properties. On a corner plot with a well stocked front and side garden with views over open countryside. Timber gate offers access to rear garden which is enclosed by high brick retaining wall and panel fencing. Hard landscaped in natural pavings with surrounding raised beds and borders. Outside lighting, water feature, power points and cold water tap. Storage area to the rear of the garage. Garden has a sunny aspect. Timber gate leads to the rear of the property where there is a double width Tarmac driveway leading to a detached brick built double garage 5.64m x 5.24m with two single up and over doors to front, light, power, pitched roof offering further storage.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>		<b>80</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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