

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



9 SAPCOTE ROAD, STONEY STANTON, LE9 4DW

OFFERS OVER £250,000

NO CHAIN. Attractive modern detached bungalow. Sought after and highly convenient village location including a parade of shops, primary school, doctors surgery, takeaways, public houses, bus service, recreational facilities and with good access to major road links. Well presented the property benefits from coving to ceiling, feature fireplace, gas central heating, UPVC SUDG and UPVC soffits and fascias. Accommodation offers open porch, entrance hallway, lounge dining room and breakfast kitchen. Two bedrooms (main with fitted wardrobes) and shower room. Driveway to detached brick built garage. Enclosed rear sunny garden. Carpets, curtains, light fittings and blinds included.



TENURE
FREEHOLD

COUNCIL TAX BAND - C

ACCOMMODATION

Open porch with lighting. Gas and electric meters. Attractive composite front door to:

ENTRANCE HALLWAY

Laminate wood strip flooring and double panel radiator. Ornate ceiling rose, wall mounted thermostat for central heating and smoke alarm. Door to storage cupboard and loft access (loft is fully boarded.) Wooden and glazed door to:



LOUNGE DINING ROOM TO REAR

14'10" x 11'8" (4.54 x 3.56)

Feature fire place with wooden surround, incorporating electric fire. Coving to ceiling, two double panel radiators and UPVC SUDG French doors to rear garden.



BEDROOM ONE TO FRPNT

8'11" x 11'6" (2.73 x 3.52)

Range of fitted wardrobes consisting one double and four single wardrobes, range of cupboards above the bed and two bedside cabinets. Double panel radiator, ornate ceiling rose and coving to ceiling.



BEDROOM TWO TO FRONT

9'2" x 6'3" (2.80 x 1.91)

Double panel radiator, ceiling rose and coving to ceiling.



REFITTED SHOWER ROOM

5'7" x 8'8" (1.71 x 2.65)

White suite consisting large shower cubicle with mixer shower, low level WC and pedestal wash hand basin. Tiled flooring, double panel radiator, tiled surrounds, extractor fan and inset ceiling spotlights



REFITTED KITCHEN TO REAR

12'9" x 8'7" (3.89 x 2.64)

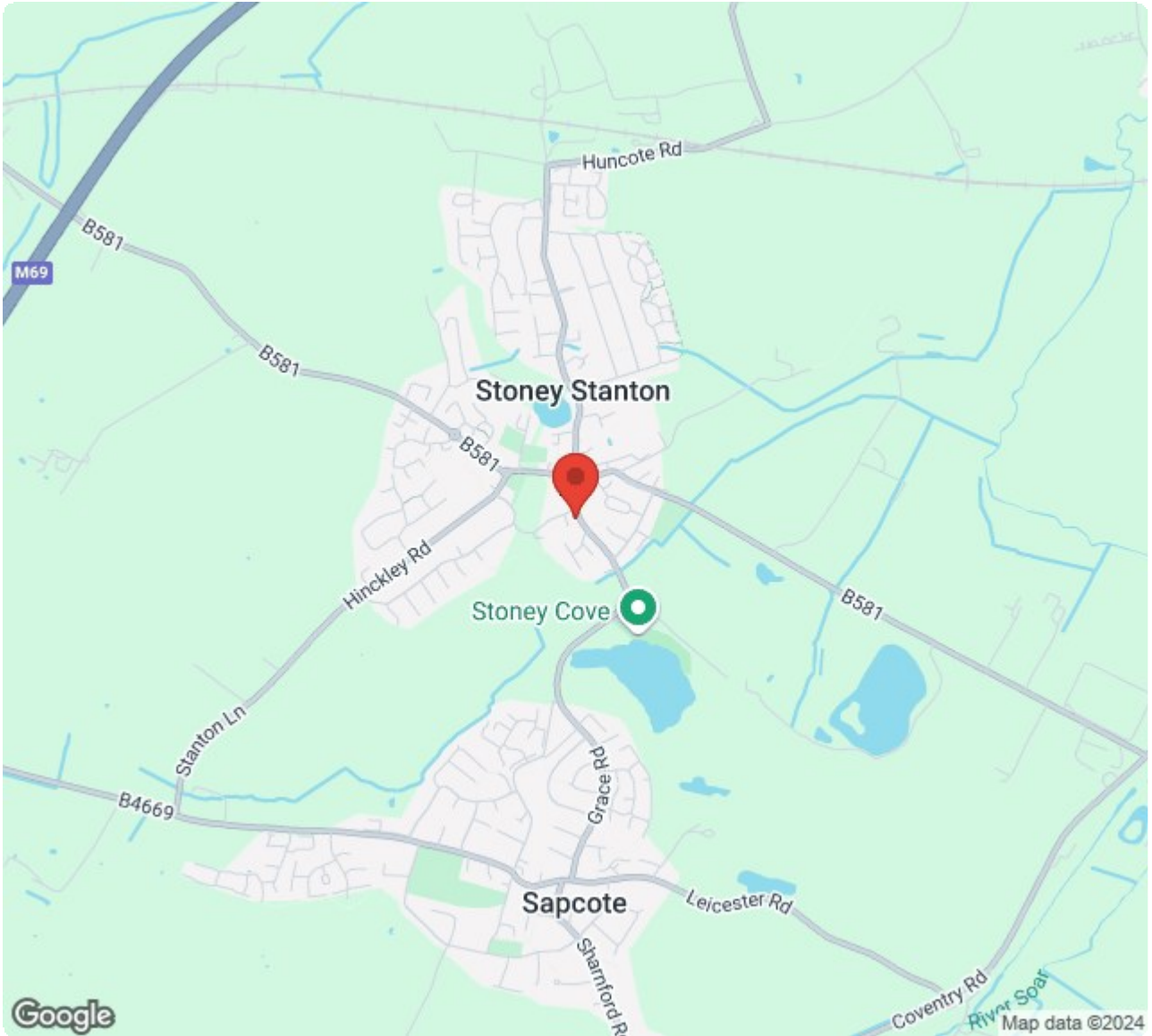
Range of floor standing cupboard units in cream with roll edge working surfaces above and tiled splashbacks. Inset stainless steel sink and drainer with mixer tap above and cupboard beneath. Integrated Electrolux oven and grill with four ring gas hob above and extractor. Further range of wall mounted cupboard units, one housing the Ideal gas combination boiler for central heating and domestic hot water (new as of 2021) Tiled flooring. Appliance recess points and plumbing for automatic washing machine.



OUTSIDE

Property is set back from the road with a Tarmacadam driveway leading to a detached brick built garage with up and over door to front. Further block paved hard standing area. Access via a timber gate to side to the hard landscaped rear garden. Adjacent to the rear of the property is a slab patio. Timber shed, outside lighting and tap.





Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		72	
(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			
England & Wales		EU Directive 2002/91/EC	



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