

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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55 WEST FIELD ROAD, SAPCOTE, LE9 4AT

ASKING PRICE £350,000

Impressive 2022 Miller Homes 'Fairfield' detached bungalow overlooking open fields. Sought after and convenient cul-de-sac location within walking distance of the village centre including shops, Co-op, post office, primary school, garden centre, public house and good access to major road links. Well presented NHBC guaranteed, energy efficient with a range of good quality fixtures and fittings including white panel interior doors, wired in smoke alarms, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance porch, entrance hall, fitted dining kitchen and lounge with French doors. Two double bedrooms, main with en-suite shower room and bathroom. Long driveway to large detached garage. Front and good sized rear gardens. Viewing recommended.



TENURE

Freehold
Council Tax Band C

There is an estate charge of approximately £100 per year paid twice annually for maintenance of communal areas on the estate

ACCOMMODATION

Brick Built open porch with outside lighting. Attractive white composite panel and SUDG front door to

ENTRANCE HALLWAY

With grey oak finish laminate wood strip flooring. Digital thermostat for central heating system. Radiator, doorbell chime. Wired in smoke alarm. Loft access. Door to walk in cloakroom with double power point, telephone point, consumer unit and broadband points. Door to linen cupboard/store room with fitted shelving. Attractive white panel interior doors to

FRONT FITTED DINING KITCHEN

11'4" x 12'7" (3.46 x 3.86)

With a fashionable range of light matt light grey fitted kitchen units with soft close doors, consisting inset one and half bowl single drainer stainless steel sink unit, mixer taps above, double base unit beneath. Further matching range of floor mounted cupboard units consisting three drawer unit. Contrasting grey marble working surfaces above with inset four ring gas hob unit, stainless steel oven and grill beneath. Stainless steel splashbacks and stainless steel chimney hood above. Matching upstands. Further matching range of wall mounted cupboard units, one concealing the gas combination boiler for central heating and domestic hot water. Appliance recess points and plumbing for automatic washing machine. Wired in heat detector, carbon monoxide detector. Grey oak finish laminate wood strip flooring.



REAR LOUNGE DINING ROOM

14'2" x 18'11" (4.32 x 5.77)

With two radiators, TV aerial point, UPVC SUDG French doors leading to the rear garden.



REAR BEDROOM ONE

11'4" x 13'0" (3.46 x 3.98)

With radiator, door to



EN-SUITE SHOWER ROOM

4'7" x 10'8" (1.41 x 3.26)

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



FRONT BEDROOM TWO

12'0" x 9'11" (3.68 x 3.03)

With radiator.



BATHROOM TO SIDE

7'7" x 5'6" (2.32 x 1.69)

With white suite consisting panelled bath, wall mounted sink unit, low level WC. Contrasting tiled surrounds, radiator, extractor fan. Grey oak laminate wood strip flooring.



OUTSIDE

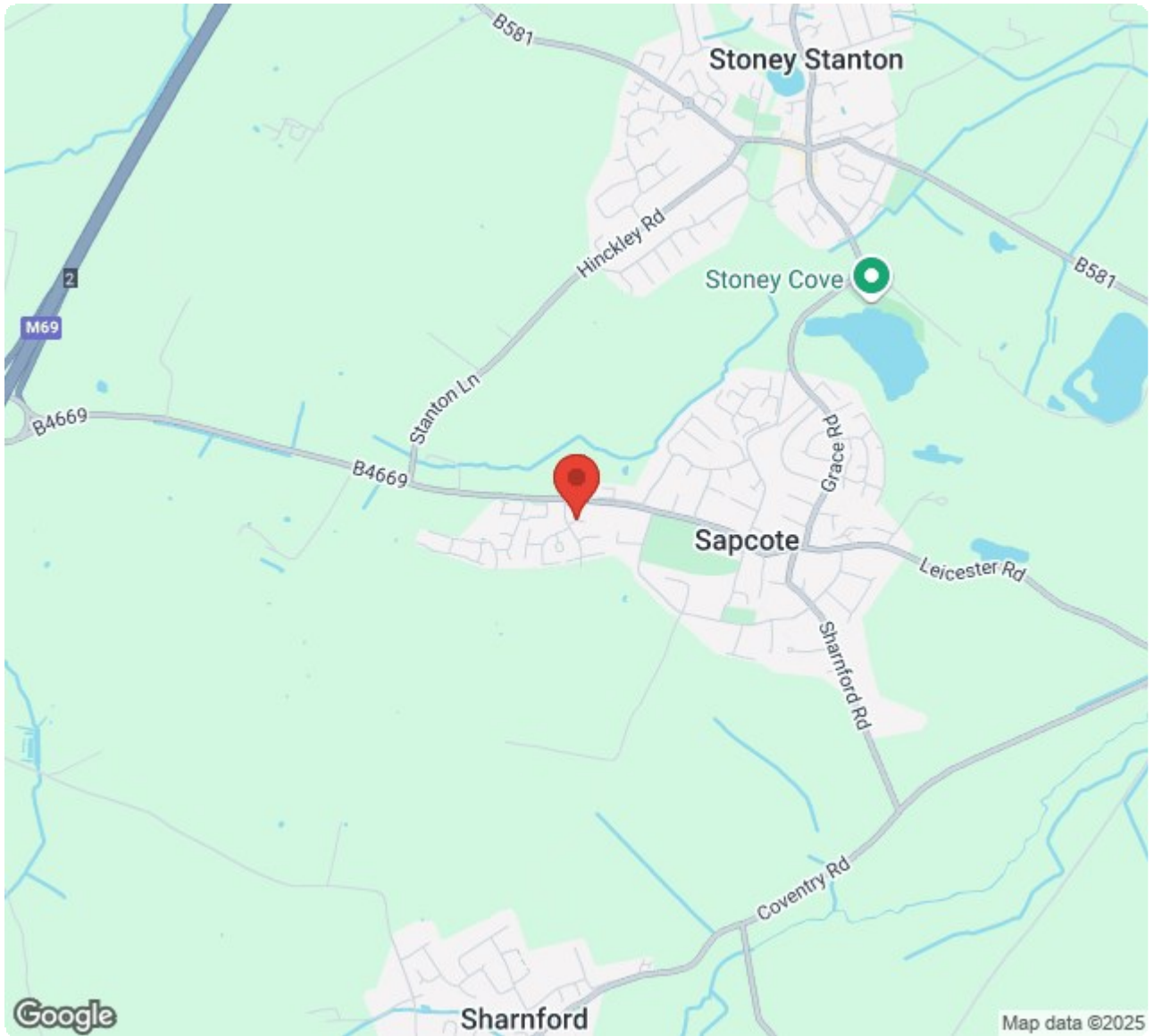
The property is nicely situated in a cul de sac overlooking open fields, situated on a private tarmac driveway to six houses, set back from the road. The front garden is principally laid to lawn with well stocked bed to side. A tarmacadam driveway leads down the left hand side of the property offering ample car parking, outside tap. There is also a large detached brick built garage. A timber gate offers access to the good sized enclosed and fenced rear garden which has a slabbed patio adjacent to the rear of the property beyond which the garden is principally laid to lawn with surrounding well stocked beds and borders. Further slabbed patio with surrounding well stocked beds and borders.



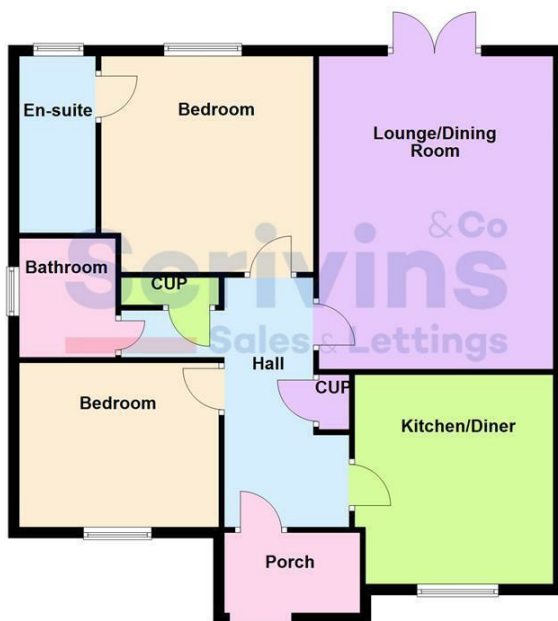
GARAGE

10'0" x 23'2" (3.06 x 7.07)

With up and over door to front, pitched roof offering further storage.



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(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		
England & Wales EU Directive 2002/91/EC		



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