

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

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4 HAWTHORN GROVE, SAPCOTE, LE9 4BJ

OFFERS OVER £260,000

Attractive Three Storey Linden Homes Built semi detached home. 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, open plan living dining kitchen and lounge. 3 bedrooms (main with ensuite shower room) and family bathroom. Tandem driveway to garage front, enclosed rear garden with shed. Viewing highly recommended.



TENURE

Freehold
Council Tax Band C

Estate charge: Approx £180 every 6 months

ACCOMMODATION

Composite front door to

ENTRANCE HALLWAY

With wood strip laminate flooring, single panelled radiator. Wired in smoke alarm. Doorbell chime, door to

SEPARATE WC

With wood strip laminate flooring, pedestal wash hand basin, low level WC, wall mounted circuit board. Door to

OPEN PLAN DINING/KITCHEN/LIVING

8'11" x 27'10" (2.74 x 8.49)

With wood strip laminate flooring, a range of floor standing kitchen cupboard units with chrome handles, solid wood worktops. One and a half inset stainless steel sink with chrome mixer taps. Zanussi oven with four ring gas hob unit with extractor fan above. Built in Electrolux dishwasher, tiled splashbacks. Matching range of wall mounted cupboard units, one housing the Potterton combination boiler for gas central heating and domestic hot water. Door to useful under stairs storage cupboard with lighting. TV aerial point, double UPV French doors to rear garden. Wall mounted Honeywell heating programmer.



FIRST FLOOR LANDING

Stairs to first floor landing with spindle balustrades, wired in smoke alarm, single panelled radiator. Door to

FRONT BEDROOM ONE

12'1" x 8'9" (3.69 x 2.68)

With single panelled radiator, door to



EN-SUITE SHOWER ROOM

5'4" x 7'10" (1.65 x 2.39)

With tile effect vinyl flooring, single panelled radiator. Three piece suite consisting of pedestal wash hand basin with chrome mixer taps, low level WC, corner glazed shower enclosure with bar shower, tiled surrounds. Extractor fan. Door to



LOUNGE

12'1" x 10'6" (3.69 x 3.21)

With two single panelled radiators, TV aerial point. Spindle balustrade staircase to



SECOND FLOOR LANDING

With smoke alarm. Door to

BEDROOM TWO

12'1" x 13'9" (3.69 x 4.21)

With single panelled radiator, door to useful storage cupboard. Door to



REAR BEDROOM THREE

5'5" x 10'4" (1.66 x 3.16)

With single panelled radiator, storage in the eaves. Door to



FAMILY BATHROOM

6'4" x 6'7" (1.94 x 2.03)

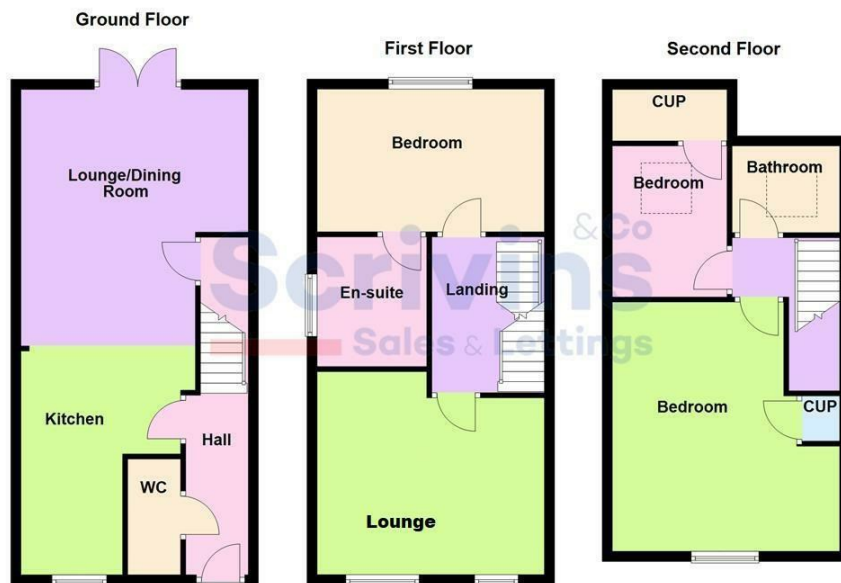
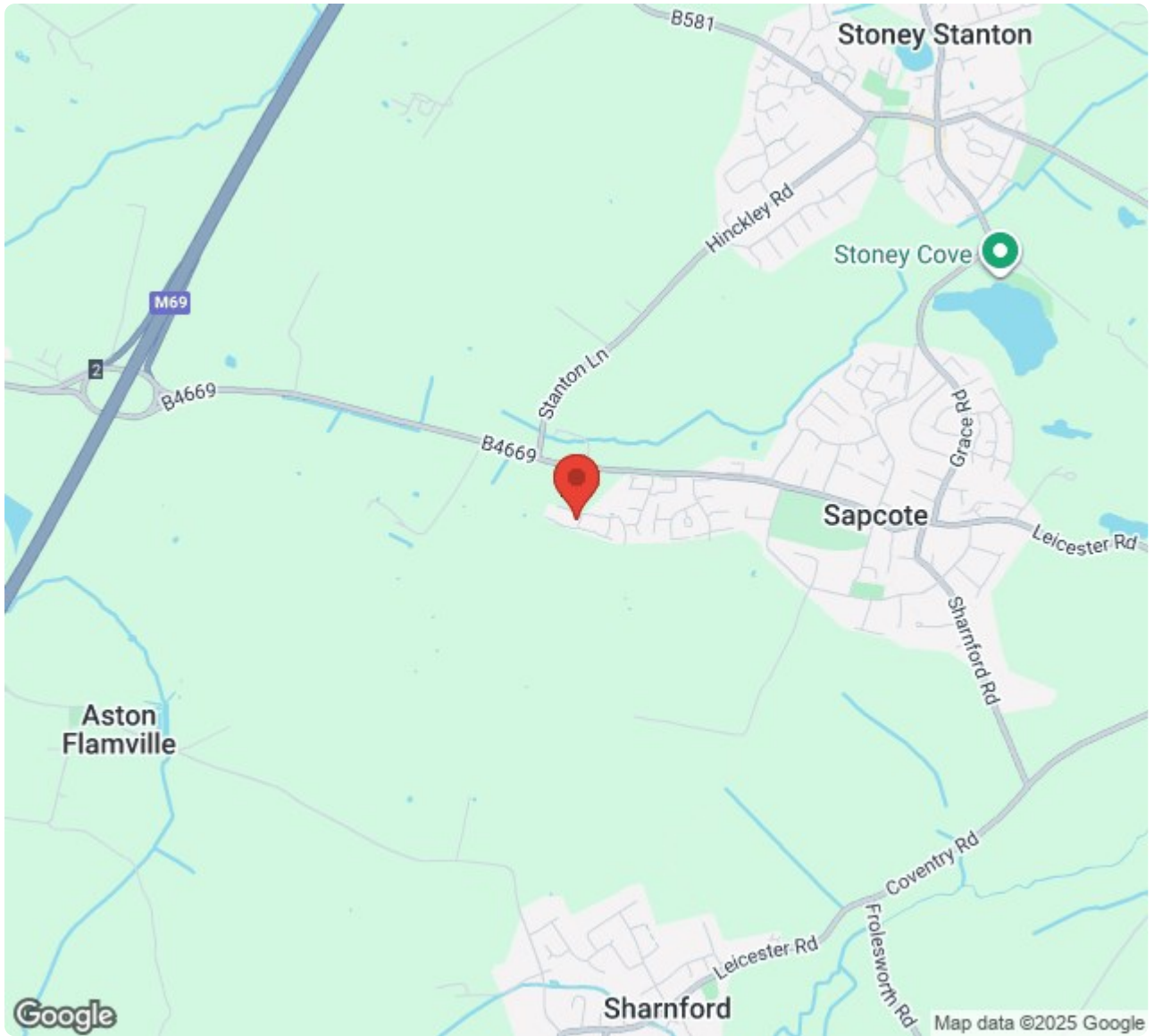
With tile effect vinyl flooring, three piece suite consisting low level WC, pedestal wash hand basin with chrome mixer tap, panelled bath with shower attachment above. Tiled surrounds, extractor fan.



OUTSIDE

The property is to front has a concrete path leading to the front door, there is an area of decorative stones surrounded by shrubs, outside light. To the rear of the property there is a timber decked patio, beyond which is an area of lawn, surrounded by fencing and sleeper raised beds, there is also artificial grass with metal shed. To the side of the property there is a tarmacadam driveway to garage with up and over door, electric and lighting.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(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 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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