

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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THE ORCHARD SPRING GARDENS, SAPCOTE, LE9 4DX

ASKING PRICE £325,000

NO CHAIN Individual modern detached dormer bungalow, on a good sized corner plot. Sought after and convenient location within walking distance of the village centre including shops, Co Op, post office, garden centre, Stoney Cove, public houses, primary school, open countryside, Stoney Stanton and with good access to major road links.

Benefits from gas central heating, shutters, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers canopy porch, entrance hall, lounge, breakfast kitchen and UPVC SUDG conservatory. Three double bedrooms, wet room and separate WC. Long driveway to single garage, front and large rear garden with large timber shed. Contact agent to view. Carpets, curtains, light fittings and shutters included.



TENURE
FREEHOLD

COUNCIL TAX BAND D

ACCOMMODATION

Open canopy porch with Terrazzo tiled flooring and overhead lighting. Attractive composite with matching side panel to:

L SHAPED ENTRANCE HALLWAY

Radiator, wall mounted consumer unit and telephone point. Stairway to first floor with Pine spindle balustrade and useful understairs storage cupboard beneath. Door to:



REAR LOUNGE

12'2" x 16'11" (3.72 x 5.16)

Feature fireplace having ornamental wood surrounds, raised Cornish slate hearth and backing incorporating living flame coal effect gas fire. Shutters. Radiator, telephone point, TV aerial point and two matching wall lights.



FITTED KITCHEN TO REAR

9'7" x 11'10" (2.94 x 3.63)

Inset one and a half bowl single drainer stainless steel sink unit with mixer tap above and double cupboard beneath. Shutters. Further matching floor mounted cupboard units and drawers, with contrasting working surfaces above and tiled splashbacks. Matching wall mounted cupboard units and one tall larder unit. Appliance recess points including plumbing for automatic washing machine, with washing machine included, gas and electric cooker points, with gas cooker that is included. Fridge freezer included. Extractor fan and radiator. UPVC SUDG door to:



UPVC SUDG CONSERVATORY

5'11" x 9'10" (1.82 x 3.00)

One double power point and UPVC SUDG door to rear garden.



BEDROOM ONE TO FRONT

10'11" x 11'11" (3.33 x 3.65)

Radiator.



BEDROOM TWO TO FRONT

10'10" x 11'10" (3.32 x 3.62)

Radiator.



WET ROOM

5'10" x 6'6" (1.80 x 2.00)

White suite consisting walk in shower and vanity sink with drawer beneath. Contrasting tiled surrounds and white heated towel rail.

SEPARATE WC

White suite consisting low level WC and vanity sink with gloss white cupboard beneath. Radiator.



FIRST FLOOR LANDING

Double airing cupboard with radiator. Door into partially boarded roof space with lighting. Ample opportunity to create a further bedroom (subject to planning permission)

BEDROOM THREE TO FRONT

9'6" x 18'0" (2.91 x 5.49)

Vanity sink unit with Beech double cupboard beneath. Two double glazed Velux windows with built in blinds.

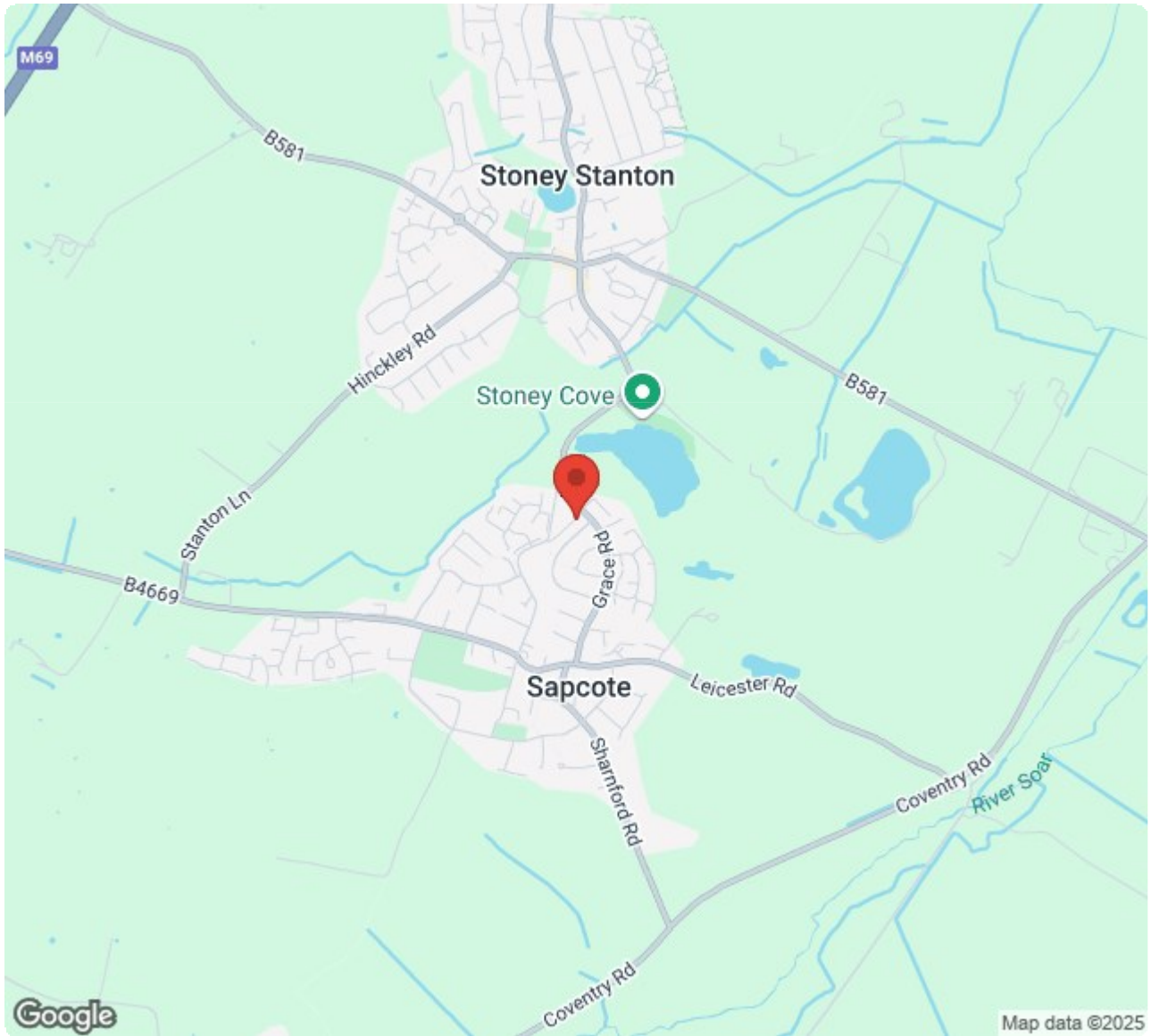


OUTSIDE

The property is situated on a large corner plot, on a private road and screened behind privet hedging to the front of the property. Access by five bar gate to full width Tarmacadam and slabbed driveway to front with surrounding beds. Driveway leads down the side of the property to a detached brick built garage 2.59m x 5.37m with electric up and over door to front and side pedestrian door and window. Garage has both light and power. Pathway leads down right hand side of the property to a brick build boiler room 1.39m x 2.00m with light and power and housing wall mounted Worcester gas condensing combination boiler for central

heating and domestic hot water, with digital programmer. Good sized rear garden enclosed by panel fencing and hedging, having a full width slabbed patio adjacent to the rear of the property. Beyond which the garden is principally laid to lawn with surrounding beds. Timber shed and outside power point. Pedestrian gate to the top of the garden, where there is ample room to create a further driveway and garage space (subject to planning permission)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	69	
(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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