

# Scrivins & Co

## Sales & Lettings

**Scrivins & Co Ltd** 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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**101 STANTON ROAD, SAPCOTE, LE9 4FR**

**OFFERS OVER £200,000**

**NO CHAIN!** Traditional, bay fronted semi detached house. Sought after and convenient location within walking distance of both Sapcote and Stoney Stanton village centres including shops, schools, Doctors surgery, public houses and with good access to major road links. Well presented benefitting from feature fireplace, tiled flooring, new roof (as of 2025), new boiler (as of 2024) and UPVC SUDG. Spacious accommodation offers lounge, kitchen diner, rear lobby and bathroom. Two good sized bedrooms. Hard landscaped front and rear garden. New carpet and light fittings included. Ideal First Time Buy or Buy to Let Investment.



## TENURE

Freehold  
Council Tax Band B  
EPC Rating D

## ACCOMMODATION

Composite front door leads to the

### LOUNGE TO FRONT

10'6" x 13'10" into bay (3.21 x 4.24 into bay)

With a feature original fireplace with tiled hearth, black backing and mantle above. A cupboard to the side alcove. Double panelled radiator, laminate wood strip flooring, TV aerial point and two matching wall lights. A wooden and glazed folding interior door leads to



### KITCHEN/DINER TO REAR

11'7" x 10'5" max (3.54 x 3.20 max)

With a range of floor standing wooden kitchen units with roll edge working surface above, inset stainless steel sink unit with mixer taps and tiled splashbacks. Built in gas cooker with stainless steel hob above and extractor. Washing machine, dishwasher and freestanding fridge freezer. Further matching range of wall mounted cupboard units. Tiled flooring, double panelled radiator and coving to ceiling. There is also a cupboard housing the electric meter and consumer unit. UPVC SUDG door to the rear garden.



### INNER HALLWAY

With stairway leading to the first floor. A white wooden interior leading to

### BATHROOM TO REAR

9'1" x 5'7" (2.77 x 1.72)

With a panelled corner bath with mixer tap and mains shower attachment above and folding shower screen to side, low level WC, pedestal wash hand basin. Fully tiled surrounds. Chrome heated towel rail, inset ceiling spotlights and extractor fan.



### FIRST FLOOR LANDING

A white panelled interior door leads to

### BEDROOM ONE TO FRONT

10'7" x 11'5" (3.23 x 3.49)

With double panelled radiator and wood strip flooring.



## BEDROOM TWO TO REAR

7'5" x 11'8" (2.28 x 3.56)

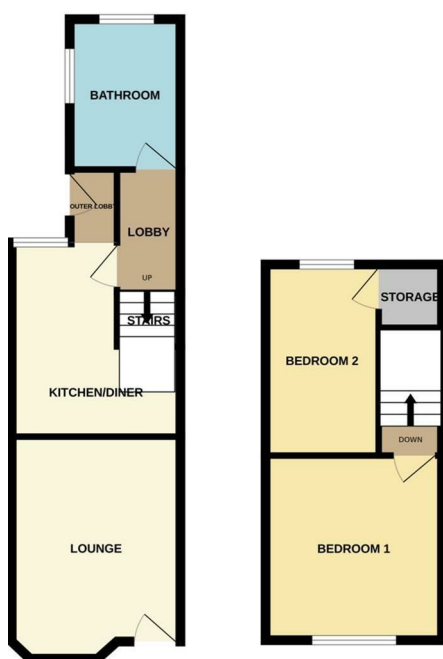
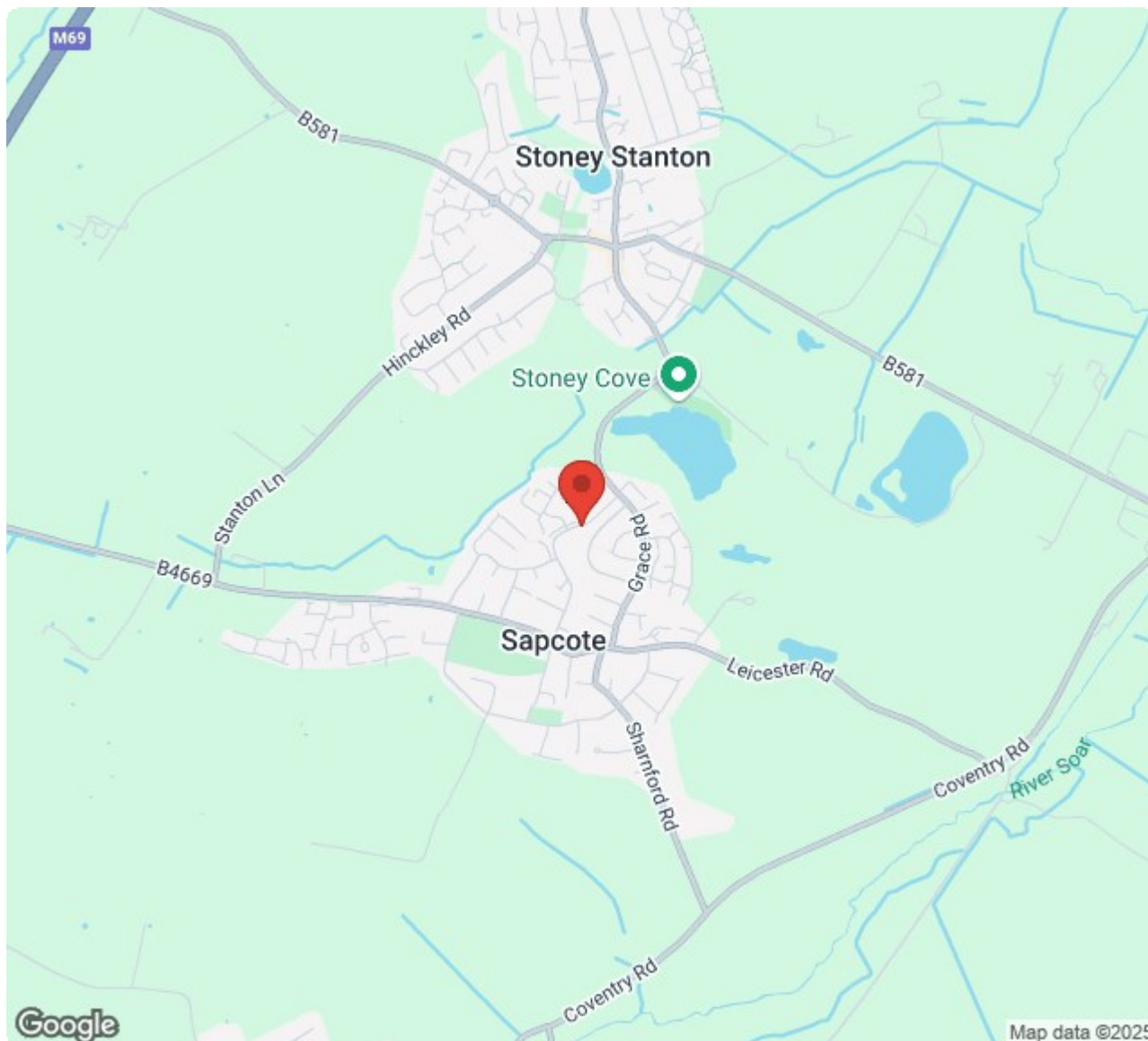
With double panelled radiator, loft access. A white door leads to a storage cupboard which houses the gas combination boiler for central heating and domestic hot water.





## OUTSIDE

The property is nicely situated set back from the road with a fenced front garden which is principally hard landscaped in stone and a slabbed pathway leads to the front door. The rear garden is principally hard landscaped with a slabbed patio adjacent to the rear of the property. Towards the bottom of the garden there is a stoned area with a slabbed pathway that leads to a rear pedestrian gate.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>56</b>	<b>82</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 energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
EU 		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>	<b>56</b>	<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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