

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](mailto:sales@scrivins.co.uk) W [scrivins.co.uk](http://scrivins.co.uk)



### 40 HINCKLEY ROAD, SAPCOTE, LE9 4LG

**ASKING PRICE £775,000**

Outstanding, extended, professionally modernised and refurbished traditional detached family home, on a large sunny plot. Sought after and convenient location within walking distance to the village centre, including a primary school, co-op, post office, hairdressers, garden centre, public house, open countryside and good access to major road links. Well presented with a range of good quality fixtures and fittings, including oak panelled interior doors, spindle balustrades, flagstone and wooden flooring, refitted kitchen and bathrooms, gas central heating, underfloor heating and UPVC SUDG. Spacious accommodation offers attractive open oak porch, entrance hallway, substantial through lounge dining room with bifold doors, family room, open plan living/dining/kitchen with an island unit, utility room, separate WC and boot room. Four double bedrooms (main with en-suite dressing room bathroom and balcony) and further family bathroom. Impressive frontage offers ample car parking, leading to a double garage with family room/bedroom and en-suite shower room above. Approximately one-third of an acre sunny rear garden, extensive patio and entertaining area with bar and hot tub. A further entertainment room/games room. Viewing highly recommended. Carpets and blinds included





## TENURE

Freehold

Council Tax Band E

## ACCOMMODATION

Solid oak pitched and tiled canopy porch. Attractive solid oak and leaded glazed front door with matching surrounds to

### ENTRANCE HALLWAY

With ceramic tiled flooring, fashionable white vertical radiator, inset ceiling spotlights and wired-in smoke alarm. Stairway to first floor, with wrought iron balustrades and a useful storage cupboard underneath which houses the meters. Oak panelled interior doors to



### FAMILY ROOM TO FRONT

11'0" x 11'8" (3.37 x 3.56)

With radiator. Door to



### OPEN PLAN LOUNGE/DINING ROOM TO REAR (L-SHAPE)

31'5" x 29'6" (maximum) (9.58 x 9.00 (maximum))

With oak finished laminate wood strip flooring, with under floor heating (with individual thermostat). Fitted display shelving in distressed wood finish. Power points for a wall mounted TV, wired in smoke alarms. Aluminium UPVC SUDG bi-fold doors with built in blinds, leading the to rear gardens.



## RE-FITTED DINING KITCHEN TO FRONT

26'1" x 15'7" (7.96 x 4.77)

With a fashionable range of Sage fitted kitchen units with soft close doors, with in-frame kitchen units consisting inset double bowl white Belfast sink with mixer tap above and double base unit beneath. Further range of matching floor mounted units and x2 three-drawer units. Solid oak working surfaces above and matching upstands. Further matching range of wall mounted cupboard units. There is also a matching central island unit and breakfast bar with inset five ring AEG induction hob, cupboard and drawers beneath and stainless steel chimney extractor fan above. Integrated dishwasher, double fan-assisted oven with grill and microwave oven. Full height feature brick fireplace, Indian stone flooring and radiator. Feature panelled walls and coving to ceiling. Door to



## UTILITY ROOM TO SIDE

8'4" x 12'10" (2.56 x 3.93)

With a fashionable range of light grey fitted units consisting inset single drainer Belfast sink unit with mixer taps above and cupboard beneath. A further matching range of floor mounted cupboard units and three-drawer unit with contrasting solid oak working surfaces above. Tiled splashbacks, oak display shelving and tall larder cupboard. Ceramic tiled flooring, extractor fan, inset ceiling spotlights and wall mounted gas condensing boiler for central heating and domestic hot water. UPVC SUDG door leading to boot room. Door to



## SEPERATE WC

With white white suite, consisting of low-level WC, pedestal washi basin, tiled splash backs, ceramic tiled flooring, extractor fan, inset ceiling spotlight.

## BOOT ROOM TO SIDE

7'9" x 20'8" (2.37 x 6.30)

With grey ceramic tiled flooring, inset ceiling spotlights. UPVC SUDG doors leading to the driveway to front and rear garden. UPVC communicating door to garage.

## FIRST FLOOR LANDING

With wrought iron balustrades, radiator, inset ceiling spotlights, wired in smoke alarm and loft access.



### MASTER BEDROOM ONE TO REAR

17'8" x 23'5" maximum (5.41 x 7.14 maximum)

With radiator and TV ariel point. UPVC SUDG French doors lead to a walk balcony with glass balustrades and lighting. Door way to



### DRESSING ROOM (L-SHAPED)

14'7" x 6'11" (4.46 x 2.12)

With inset ceiling spotlights. Doorway to



### ENSUITE BATHROOM

7'9" x 8'7" (2.37 x 2.63)

A white suite consisting of a panelled bath with central mixer tap. Fully tiled shower cubicle, with glazed shower doors, pedestal wash hand basin and low-level WC. Contrasting tiled surrounds, porcelain tiled flooring, chrome heated towel rail, inset ceiling spotlights, extractor fan and double-glazed Velux window.



### BEDROOM TWO

12'8" x 12'9" (3.88 x 3.89)

With radiator.



### BEDROOM THREE TO FRONT

11'1" x 11'7" (3.38 x 3.55)

With laminate woodgrain flooring and radiator. Door to



### EN-SUITE SHOWER ROOM

6'3" x 6'6" (1.92 x 1.99)

A white suite consisting of fully tiled shower cubicle and glazed shower door. Pedestal wash hand basin and low level WC. Contrasting fully tiled surrounds including the flooring and chrome heated towel rail.



### BEDROOM FOUR TO SIDE

8'7" x 12'8" (2.63 x 3.88)

With laminate wood strip flooring and radiator.



### FAMILY BATHROOM TO SIDE

9'10" x 9'8" (3.01 x 2.95)

A white suite consisting of freestanding bath with a mixer tap above, fully tiled shower cubicle with glazed shower doors, vanity sink with grey double cupboard beneath and low level WC. Dashionable grey heated towel rail, inset ceiling spotlights and Karndean woodgrain flooring.



### GARAGE

24'8" x 18'7" (7.53 x 5.68)

With two single up and over doors to front. Inset ceiling spot lights and ample power points. To the rear of the garage are floor standing cupboard units in cream with black roll edged working surfaces and cupboards above. From the garage there is a door to a inner hallway with laminate flooring and inset ceiling spotlights and a stairway leading to a room above the garage.

### FAMILY ROOM ABOVE GARAGE

10'5" x 14'3" (3.18 x 4.36)

Laminate wood strip flooring, power points , inset ceiling spotlights and wired in smoke alarm. Door to



### EN-SUITE SHOWER ROOM (ABOVE GARAGE)

6'7" x 5'8" (2.03 x 1.74)

A white suite consisting of fully tiled shower cubicle with glazed shower door, vanity sink unit with gloss grey drawer beneath and low level WC. Ceramic tiled flooring, inset spotlight and double glazed Velux window.





## OUTSIDE

The property is set well back from the road, screened behind a brick retaining wall and mature hedging. The property has an impressive frontage, having a full-width blocked paved driveway offering ample car parking, which leads down the left hand side of the property to a detached double brick-built garage. To the right hand side of the property double timber gates offer access to a further driveway and storage area and offer access to the large rear garden which is enclosed by panelled fencing and hedging. Adjacent to the rear of the house is a semi-circular timber decked patio with outside lighting and edged by railway sleepers. Beyond which are well stocked beds and borders, a built-in trampoline. There are also further granite set pathways, an ornamental pond with waterfall and covered entertainment area with built in bar and in-set hot tub and timber decked patio with light and power. Over the pond is a timber decking bridge, leading to a circular Indian stone patio surround by ornamental brickwork and retaining wall with built in BBQ. To the righthand of the patio is a further entertaining room. The reminder of the garden is principally laid to lawn with surrounding beds and boarders, there is also a children's activity area with castles, swings and slide. There is also an over ground swimming pool included with a filter. The garden has a sunny aspect.



## ENTERTAINING ROOM (GARDEN)

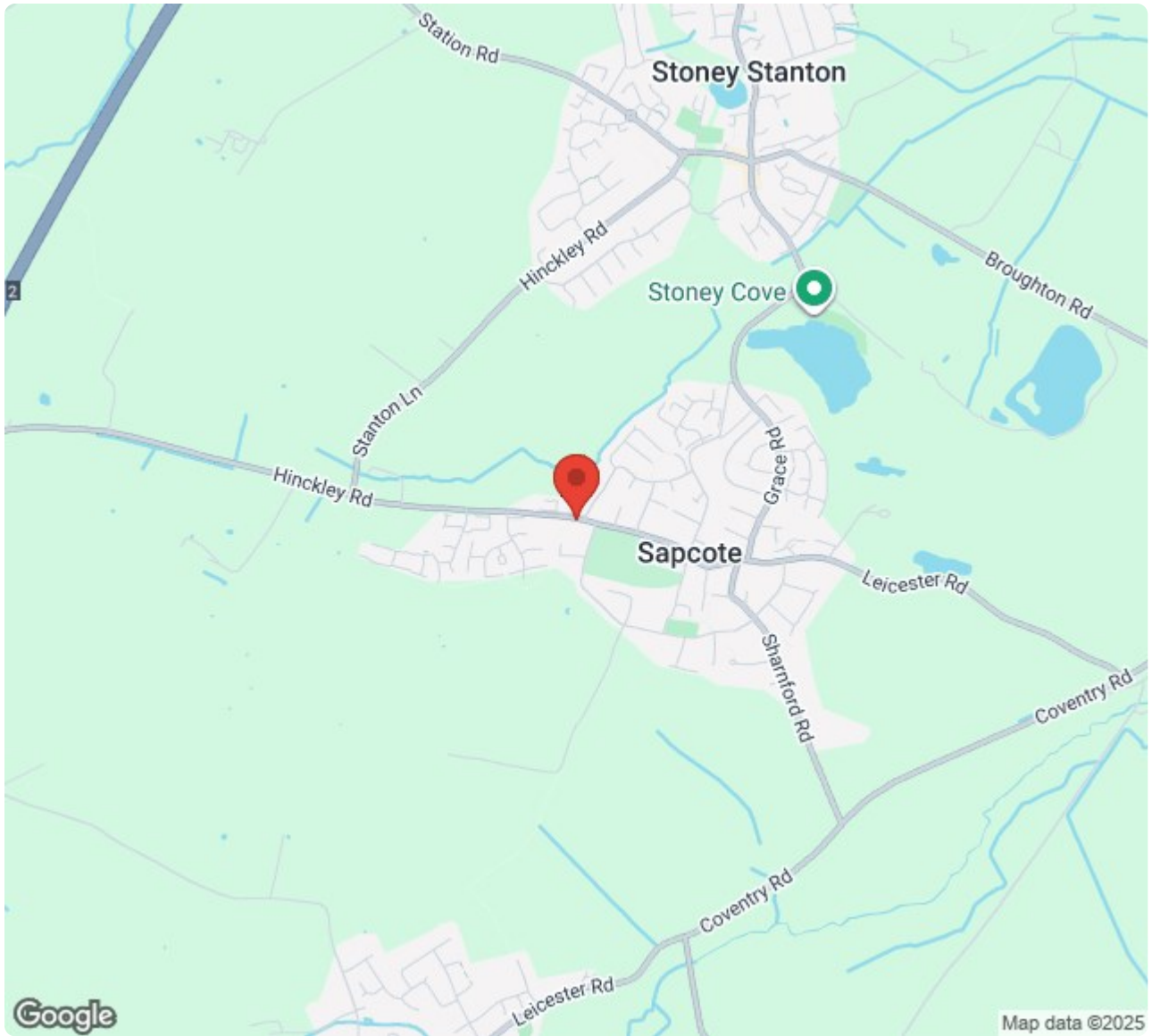
23'1" x 12'11" (7.04 x 3.95)

With grey porcelain tiled flooring, vaulted ceiling, light and power.

Door to separate WC consisting of a low level WC pedestal wash hand basin and with inset ceiling spotlights.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</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		
	69	77
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		



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