

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

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99 STANTON ROAD, SAPCOTE, LE9 4FR

OFFERS OVER £200,000

No Chain. Traditional semi-detached cottage property of character. 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 & much improved including feature fireplace, re-fitted bathroom, gas CH & UPVS SUDG offers: lounge, dining room & kitchen. Two double bedrooms & bathroom. Front & sunny rear garden. contact agents to view.



TENURE

Freehold
Council Tax Band A

ACCOMMODATION

UPVC SUDG front door to

LOUNGE

11'3" x 10'2" (3.43 x 3.11)

With bay window to front, hardwood flooring, feature fireplace with slate hearth and timber mantle incorporating a wood burning stove. TV aerial point. Bespoke cupboard and shelving into the alcove housing the electric meter and fuse board. Single panelled radiator. Door to



DINING ROOM

11'3" x 12'3" (3.43 x 3.75)

With door to under stairs cupboard with lighting, with tiled flooring, double panelled radiator. Decorative fireplace with timber mantle and tiled hearth. Smoke alarm. Stairs leading to first floor hallway. Opening to



KITCHEN

6'2" x 12'8" (1.88 x 3.87)

With tiled flooring, single panelled radiator, UPVC SUDG access to the rear garden. A range of floor standing cream kitchen cupboard unit with black knobs, stone effect working surfaces, stainless steel drainer sink with chrome mixer taps. Built in oven with four ring ceramic hob unit, tiled splashbacks. Matching breakfast bar, further matching range of wall mounted cupboard units, wall mounted Ideal combination boiler for domestic hot water and gas central heating. Door to



BEDROOM ONE TO FRONT

11'4" x 10'2" (3.46 x 3.11)

With double panelled radiator, over stairs storage cupboard with shelving and hanging rail.



BEDROOM TWO TO REAR

8'2" x 12'3" (2.50 x 3.74)

With single panelled radiator. Door to



BATHROOM TO REAR

6'3" x 8'11" (1.91 x 2.73)

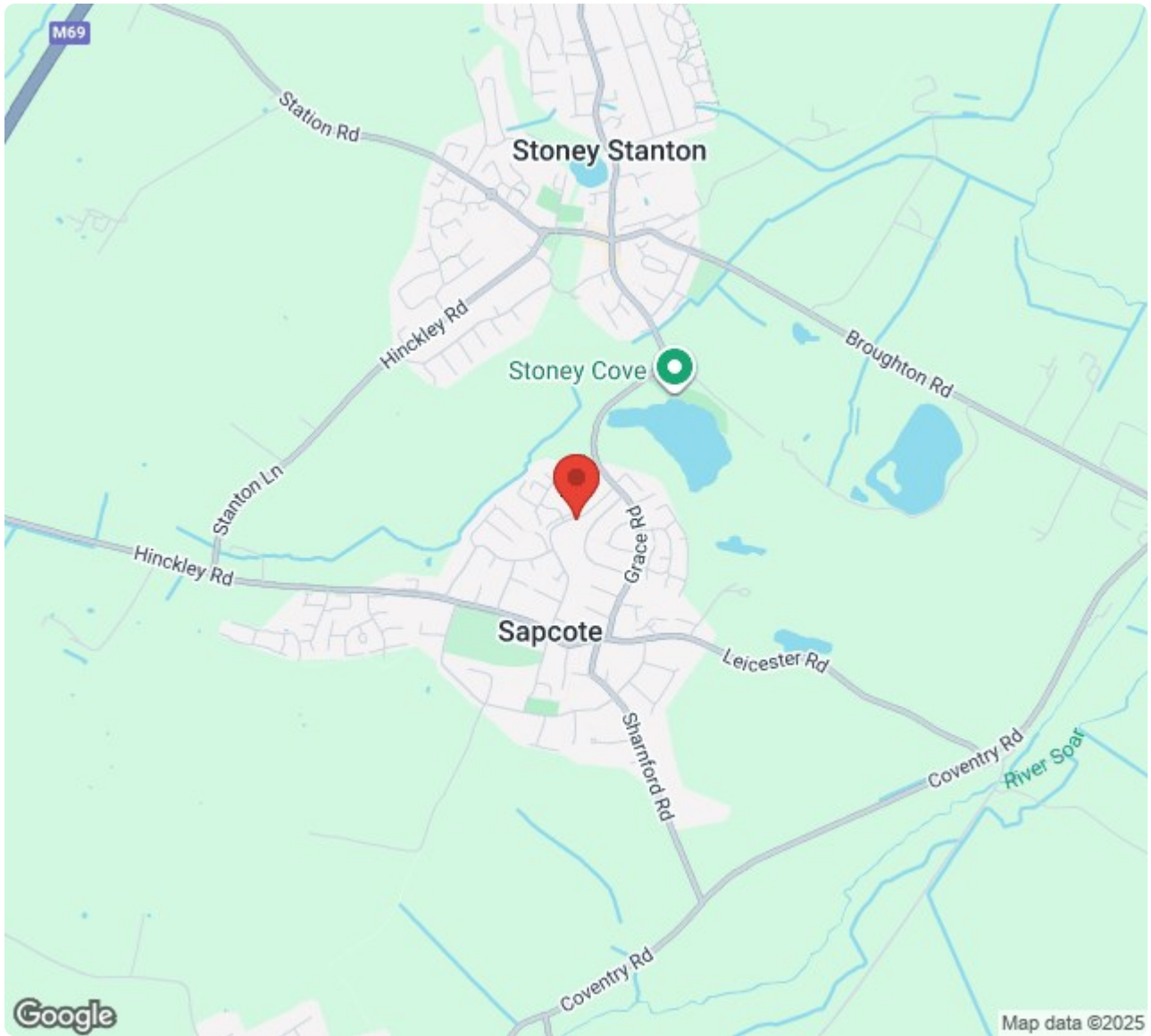
With tiled flooring, three piece suite consisting of low level WC, pedestal wash hand basin with chrome mixer taps, panelled bath with chrome mixer tap, Triton electric wall mounted shower, tiled surrounds, built in cupboard with shelving.



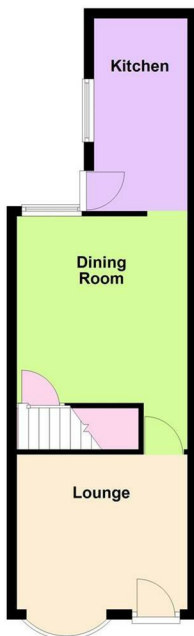
OUTSIDE

The property to front is set back from the road behind a wrought iron fence and gate. A concrete slabbed path to the front door, area of decorative stone with flowered beds. Wrought iron gate to rear access with concrete slabbed patio, further area of decorative stone. The garden is fenced and enclosed with a timber shed and outside tap.

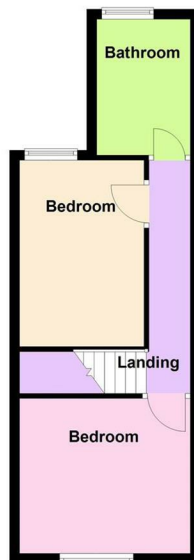




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	77
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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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