

Scrivins & Co

Sales & Lettings

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

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1 ELLIS CLOSE, SAPCOTE, LE9 4FT

OFFERS OVER £325,000

NO CHAIN. Impressive 2021 built detached family home. Sought after and convenient cul de sac location within easy walking distance of the village centre including primary school, co-op, post office, garden centre, public house, open countryside and good access to major road links. Immaculately presented and NHBC guaranteed, energy efficient with a range of good quality fixtures and fittings. Including oak panelled interior doors, shutter blinds, fibre broadband, Hive heating controls, Amtico flooring, bi-folding doors, UPVC SUDG, gas central heating and fitted wardrobes. The property offers entrance hallway, separate WC and open-plan living dining kitchen with integrated appliances. Three good sized bedrooms, main with ensuite shower room, and family bathroom. Large driveway offers ample car parking. Enclosed rear garden with lean to. Shutter blinds, light fittings and carpets included. Viewing highly recommended.



TENURE

Freehold

ACCOMMODATION

Attractive composite front door to

ENTRANCE HALLWAY

with stairway to first floor with spindle balustrades. Double panelled radiator. Keypad for burglar alarm system. Amtico flooring throughout downstairs. Attractive oak panelled interior door to

SEPERATE WC

with low level WC and vanity sink unit. Double panelled radiator. Door to

OPEN PLAN LIVING DINING KITCHEN

28'10" x 18'1" (8.81 x 5.53)

the kitchen area, with a fashionable range of floor standing cupboard units with roll edged working surfaces above and inset four ring electric induction hob with hot point oven and extractor hood above and cupboard beneath. Integrated fridge, freezer, microwave, dishwasher and washing machine. Further range of wall mounted cupboard units and inset ceiling spot lights. Breakfast bar with two breakfast bar stools included. Double panelled radiator and smoke alarm. Bi-folding doors to the rear garden. The living area with TV aerial point, double panelled radiator. Attractive oak panelled door to useful under stairs storage cupboard with light and power, wi-fi point. The property benefits from superfast fibre broadband. Hive thermostat for the central heating system.



FIRST FLOOR LANDING

with smoke alarm and loft access. Airing cupboard houses the Logic gas combination boiler for the central heating and domestic hot water, and electric consumer unit. Door to

BEDROOM ONE TO REAR

14'6" x 9'2" (4.44 x 2.81)

with mirror fronted sliding wardrobes, double panelled radiator. Hive thermostat. Attractive oak panelled interior door to



ENSUITE SHOWER ROOM

6'5" x 3'10" (1.98 x 1.19)

with shower cubicle with fully tiled surrounds and glazed shower door and mixer shower. Inset ceiling spot lights. Large fitted mirror. Chrome heated towel rail. Vanity sink unit, low level WC. Amtico flooring.



BEDROOM TWO TO FRONT

10'8" x 9'8" (3.27 x 2.96)

with built in double wardrobe. Double panelled radiator.



BEDROOM THREE TO REAR

10'2" x 6'7" (3.12 x 2.03)

with built in double wardrobe. Double panelled radiator.



FAMILY BATHROOM TO FRONT

7'1" x 5'6" (2.16 x 1.68)

with white suite consisting panelled bath with mixer shower above, tiled surrounds. Low level WC, pedestal wash hand basin. Amtico flooring. Extractor fan and inset ceiling spotlights.

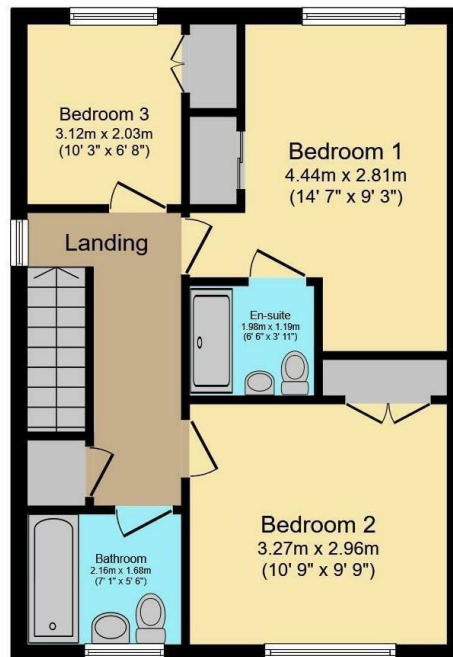
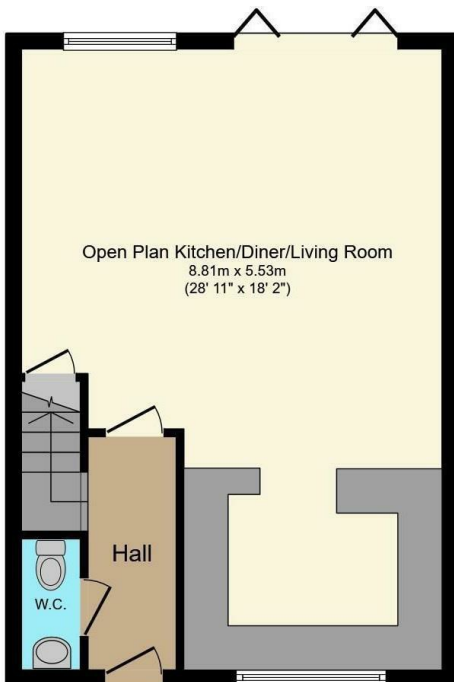
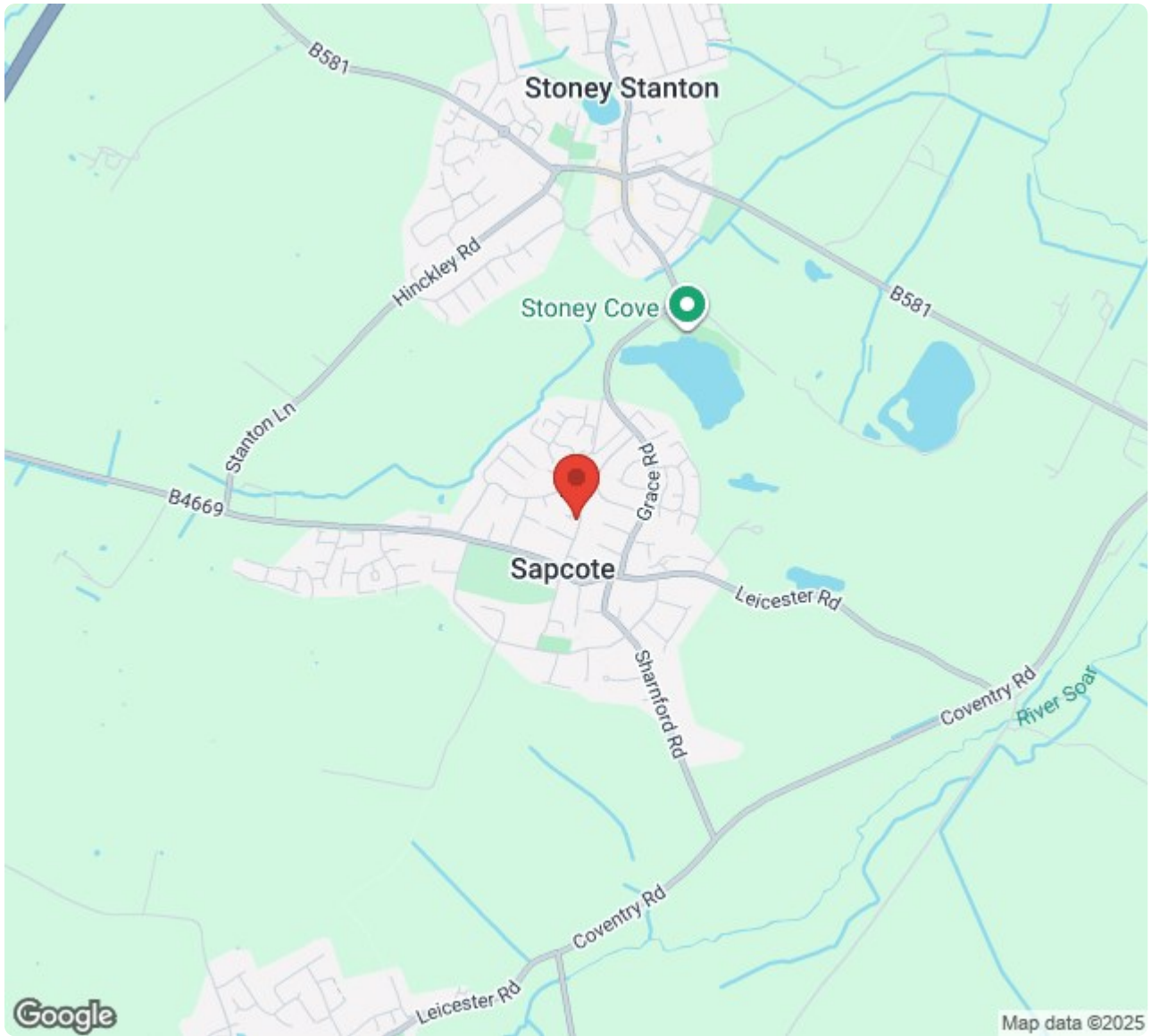


OUTSIDE

The property is set well back from the road on a larger than average plot with large block paved driveway offering car parking for several cars. Block paved pathway leads to the front door, and leads down the side of the property through a timber gate to the good sized rear garden enclosed by brick retaining wall. The garden is principally laid to lawn with slabbed patio adjacent to the rear of the property and raised sleeper bed to side. Gate offers access to the lean to, which runs the length of the property offering further storage area. Outside tap & outside lighting.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(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			
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