

Scrivins & Co

Sales & Lettings

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 W scrivins.co.uk



23 CASTLEWOOD PARK HINCKLEY ROAD, SAPCOTE, LE9 4JZ

ASKING PRICE £120,000

NO CHAIN. Attractive park home for the over 55's close to open countryside. Popular and convenient gated mobile home park within easy reach of Burbage, Hinckley, Sapcote, Stoney Stanton and with easy access to the A5 and M69 motorway. Benefits from a range of good quality laminate wood strip flooring, LP gas central heating, UPVC SUDG and fitted wardrobes. The spacious accommodation offers entrance hallway, lounge/dining room and kitchen. Two double bedrooms and shower room. Driveway to garage. Enclosed side gardens. Contact agents to view.



TENURE

Leasehold - Indefinite

Council Tax Band A

Pitch fee £ 151 per month (includes water and sewerage) payable to Johnson Park Homes.

ACCOMMODATION

With a UPVC SUDG front door.

ENTRANCE HALLWAY

With a laminate wood strip flooring and doors to useful storage covers with shelving, smoke alarm, thermostat for the central heating, and double panel radiator.



LOUNGE/DINING ROOM

17'5" x 19'4" (5.31 x 5.91)

With a white panelled door to the lounge dining room to front. feature fireplace, including electric feature fireplace with a wooden surrounding tiled hearth and electric coal effect. Further fire included and double panel radiator.

Curtains and blinds included. Coving to ceiling, TV Sky point, double panel radiator, laminate strip flooring.



KITCHEN

14'3" x 9'6" (4.35 x 2.91)

With a white panelled interior door with a range of fitted kitchen units with roll age work and services above, four ring gas hob with extractor hood above and electric oven and grill beneath. There is a dishwasher included and a composite sink and drainer with a cupboard beneath, further range of wall mounted cupboards and island unit. Cupboards have concealed lighting.



BEDROOM ONE

9'6" x 13'4" (2.91 x 4.08)

With a range of fitted wardrobes consisting of two double and one single wardrobe.



BEDROOM TWO

10'4" x 9'0" (3.15 x 2.75)

With a range of fitted wardrobes consisting of two double and one single.



SHOWER ROOM

6'7" x 5'6" (2.03 x 1.68)

With shower cubicle with fully tiled surrounds and mixer shower. Vanity sink unit low level WC and extractor fan and double panelled radiator.



GARAGE

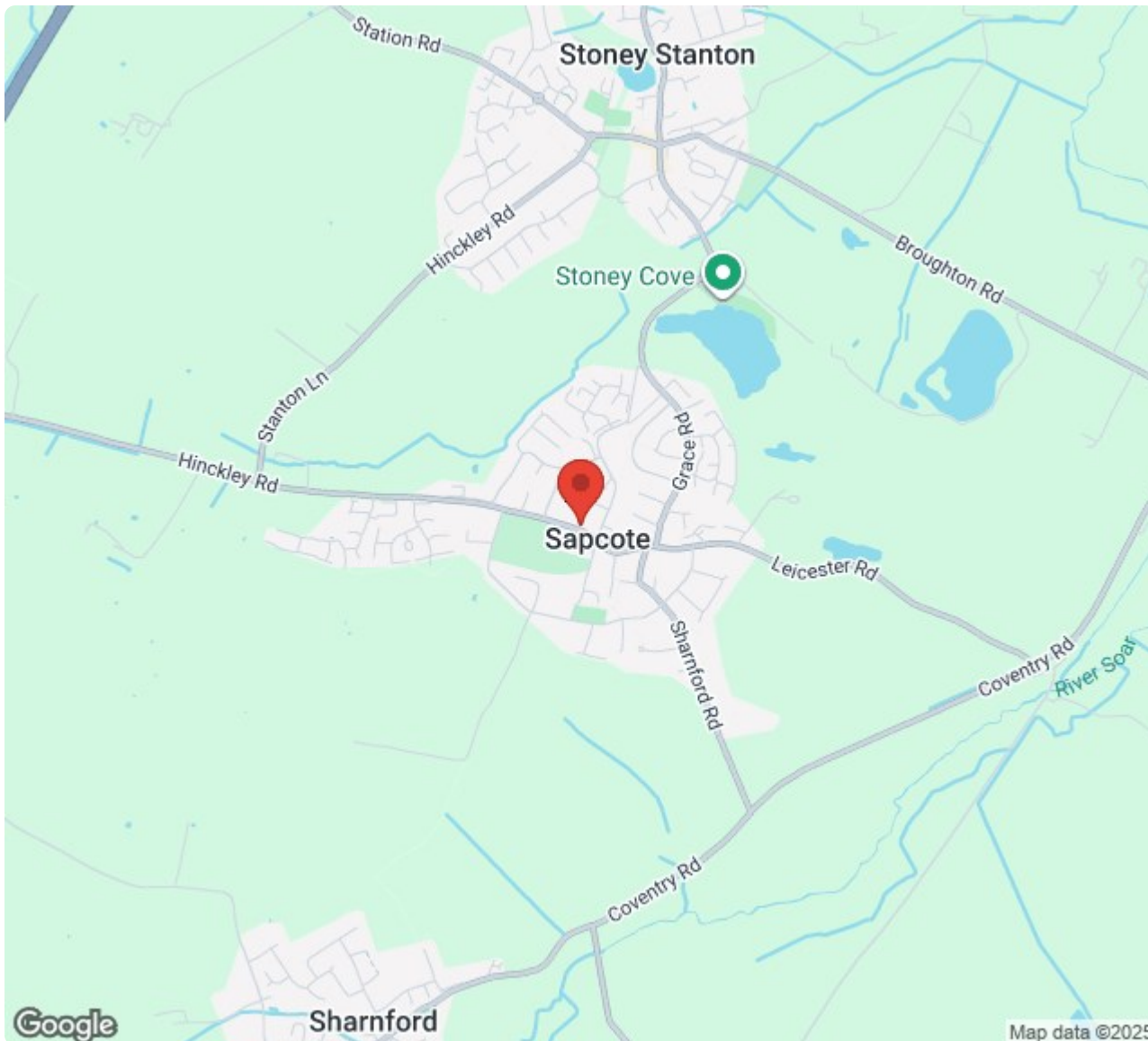
15'5" x 7'9" (4.71 x 2.37)

With a up and over door to front with a range of fitted cupboards and plumbing for a automatic washing machine and a light and power.

OUTSIDE

With a UPVC SUDG door to outside with a cupboard that houses the Worcester gas combination boiler for the central heating and domestic hot water, the gas runs off LPG propane gas bottles, vinyl flooring.

Nicely situated with a stone patio to the right hand side of the property with a raised rockery in slate and a low level fence. Pathway leads to the rear. Further stoned patio to the left hand side of the property with outside lighting.



Ground 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		
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		



Scrivins & Co
Sales & Lettings

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 W scrivins.co.uk