



134 Sapcote Road, Hinckley, LE10 2AY
£615,000



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RH Homes and Property are delighted to offer the opportunity to purchase this impressive four bedroom executive sized family home in a sought after location, overlooking rear fields and green area to the rear and close to countryside walks, and easy access to to the M1 and M69 travel links. The property has been well kept and extended, and briefly comprises: Entrance Hall, Kitchen, Side Conservatory, Lounge, Dining Room, Garden Room, Sitting Room, Office, Downstairs Shower Room, Landing, Three Double Bedrooms, and a further Bathroom and Shower Room. The property also benefits from UPVC double glazed windows throughout, gas fired central heating, garage, a large traditional sized garden with very established lawns (approx 600ft length), trees and shrubs, and an excellent frontage allowing for off road parking for multiple vehicles, motor-home or caravan. Viewing highly recommended to appreciate the opportunity on offer!

Council Tax - E

Entrance Hall

With under stairs cupboard, radiator and wood window and door to the front elevation.

Kitchen

14'7 x overall (4.45m x overall)

With a good range of wall and base level units with working surfaces over and tiled splashbacks, an inset one and a half composite sink and drainer, a gas range cooker and hob with hood over, integrated dishwasher, tiled flooring, radiator, UPVC double glazed window to the front elevation and door leading to the side aspect.

Conservatory

5'2 x 19'9 overall (1.57m x 6.02m overall)

With tiled flooring, radiator, UPVC double glazed surround, wood door to the front and UPVC double glazed door leading to the rear gardens.

Lounge

15'7 x 18'4 overall (4.75m x 5.59m overall)

Having a focal point living flame effect gas fire set in a brick surround, two original wood windows to the side aspect, radiator and UPVC double glazed bay window and French door to the rear gardens.

Dining Room

10'11 x 15'3 (3.33m x 4.65m)

Having wood flooring, picture rails, decorative brick fire place, radiator, and bi-fold wood doors through to:

Garden Room

11'3 x 17'0 overall (3.43m x 5.18m overall)

With continuation wood flooring, underfloor heating, UPVC double glazed window surround, and French doors leading onto the rear gardens.

Sitting Room

9'0 x 12'11 (2.74m x 3.94m)

With wood flooring, under floor heating and UPVC double glazed French doors to the rear aspect.

Office

5'7 x 8'1 (1.70m x 2.46m)

Having a full tiled surround and flooring, and under floor heating.

Shower Room

2'9 x 7'3 (0.84m x 2.21m)

Having a three piece white suite comprising a thermostatic shower in cubicle, sink in vanity cupboard, and low flush WC, full tiled surround and flooring, and extractor.

Landing

With loft access, a radiator and original feature stain glass window to the front elevation.





Bedroom One

15'7 x 11'5 (4.75m x 3.48m)

Having a radiator and UPVC double glazed window and door leading to the rear balcony and garden views.

Bedroom Two

10'11 x 18'8 overall (3.33m x 5.69m overall)

With built in wardrobes, radiator, and UPVC double glazed bay window to the rear aspect.

Bedroom Three

9'2 x 15'3 overall (2.79m x 4.65m overall)

Having a radiator, and UPVC double glazed window to the rear elevation.

Bedroom Four

12'6 x 6'10 (3.81m x 2.08m)

With radiator and UPVC double glazed window to the front aspect.



Shower Room

9'1 x 8'3 overall (2.77m x 2.51m overall)

Having a three piece white suite comprising thermostatic rainfall shower set in a corner cubicle, sink in vanity cupboard, and low flush WC, full tiled surround and flooring, under floor heating, heated towel rail, and UPVC double glazed window to the front aspect.

Bathroom

10'10 x 7'7 overall (3.30m x 2.31m overall)

With a three piece suite of bath, wash hand basin, and low flush WC, part tiled surround, airing cupboard, radiator and UPVC double glazed window to the front elevation.

Garage

9'4 x 17'7 (2.84m x 5.36m)

With front sliding oak garage doors, power, lighting, and plumbing for washing machine.

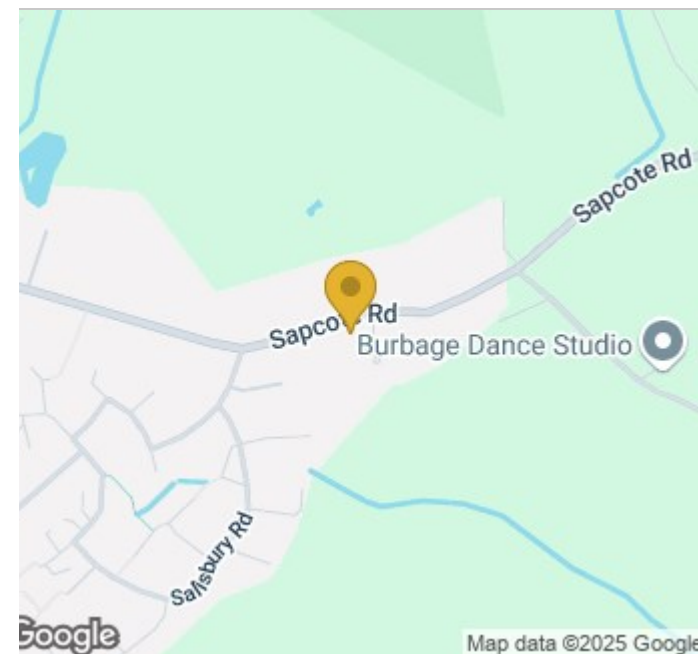
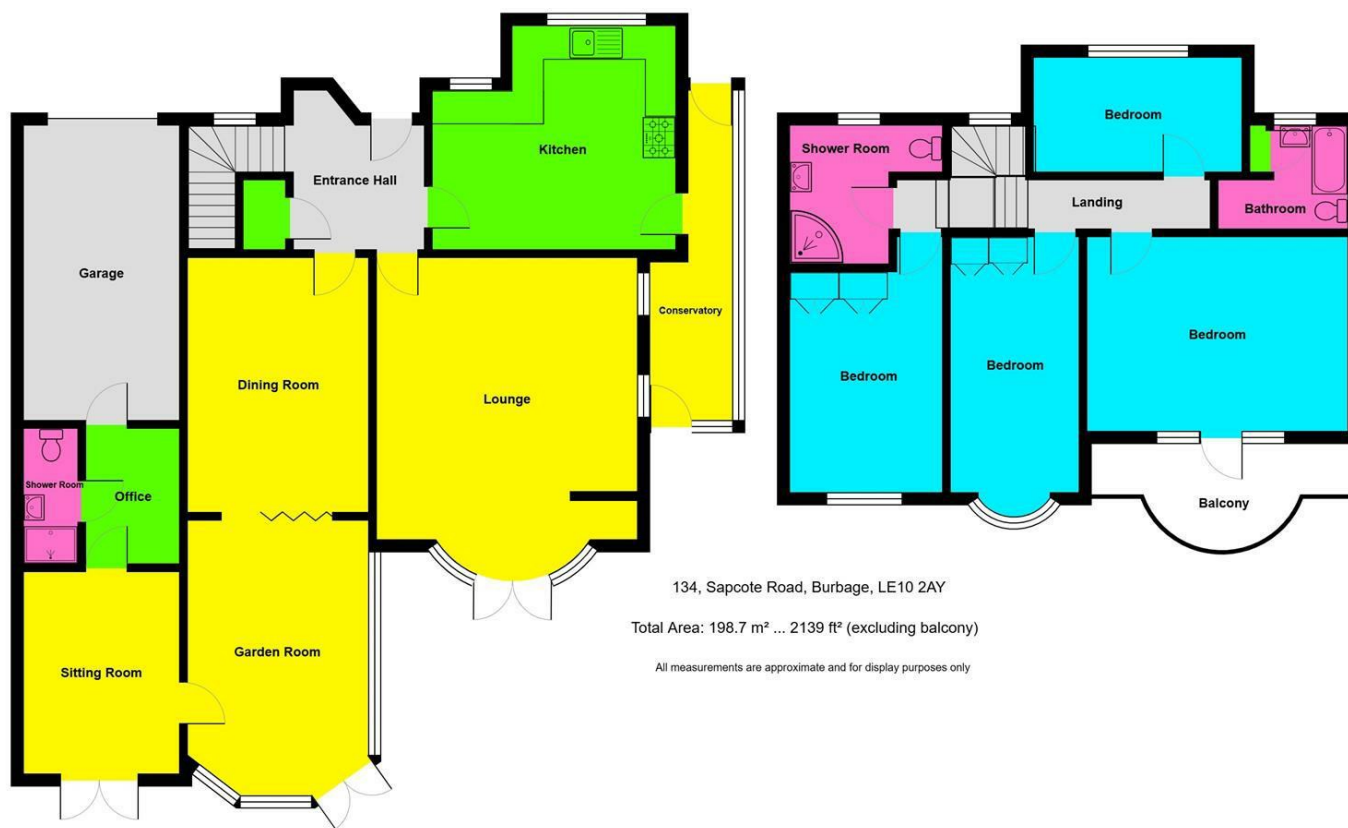


Outside

To the front is double opening electric timber gate leading onto an excellent sized tarmac driveway allowing for off road parking for multiple vehicles, motor home or caravan storage, and a front corner lawn.

To the rear are large traditional sized gardens (approx 600ft in length) with a patio from the conservatory and garden room leading to the first of the two lawned areas, which are stocked with surrounding established tree, hedge and shrub plots. Following the pathway down the garden leads to a rockery and pond area, which leads then to the second of the lawns and leads to the foot of the garden and the timber storage shed.





Leaving Hinckley along London Road, which proceeds into Burbage Road, continue through the traffic lights, and the road becomes Sapcote Road. Continue along and the property is situated on the right hand side as you follow the bend around. For SATNAV users please enter the postcode LE10 2AY

Viewing

Please contact our RH Homes and Property Office on 01455 633244 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 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

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