

# Scrivins & Co

## Sales & Lettings

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**10 LEICESTER ROAD, SAPCOTE, LE9 4JF**

**£580,000**

**NO CHAIN!** Substantial four bedroom detached family home on a large plot! Sought after and convenient non-estate location within walking distance of the village centre including the Co-op, post office, junior school, garden centre, public house, parks and good access to major road links M69, M1, M6 & A5 giving easy access north and south. Immaculately presented and benefiting from light oak panelled interior doors, wood strip flooring, granite worktops, large feature fireplace with log burner, inset ceiling spot lights, Velux windows, built in wardrobes, gas central heating and SUDG. Spacious accommodation offers porch, large entrance hallway, study, utility room, cloakroom, kitchen diner, dining room and lounge. Four double bedrooms (main with dressing area and en suite, one with en suite shower room and two with built in wardrobes) and family bathroom. Impressive driveway to front offering ample car parking/ caravan or campervan storage and leading to the double garage (partially converted). Large enclosed rear garden with shed.



## TENURE

Freehold

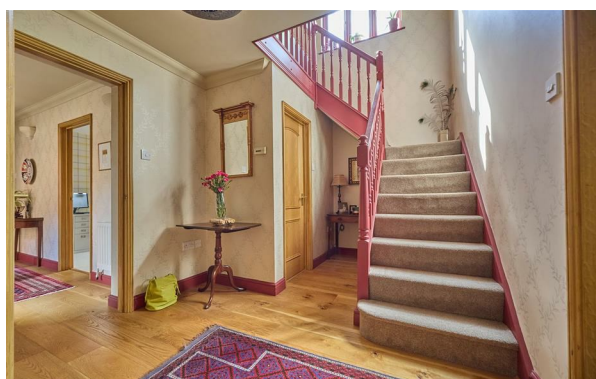
Council tax band F

## ACCOMMODATION

A brick arched porchway to the wood panel and glazed front door leading to

### LARGE ENTRANCE HALLWAY

With solid wood flooring, two radiators, stairway to first floor, smoke alarm, thermostat for the central heating system and light oak panelled interior door to



### CLOAKROOM

6'3" x 8'2" (1.92 x 2.5)

With low level WC, vanity sink unit with double cupboard beneath, laminate tiled flooring, radiator and coving to ceiling.



### STUDY TO SIDE

8'9" x 13'0" (2.68 x 3.98)

With radiator.



### UTILITY ROOM TO FRONT

8'3" x 11'8" (2.52 x 3.57)

With a range of fitted units with a wood effect roll edge working surface above and inset stainless steel drainer sink with mixer tap. Under counter space for a washing machine and tumble dryer. A further range of matching wall mounted cupboard units and one full height cupboard unit. Vertical radiator, laminate wood strip flooring and wood panelled door to the integral garage.



### DINING KITCHEN TO FRONT

17'8" x 19'7" (5.40 x 5.97)

With a range of light oak fitted kitchen units with a granite working surfaces above and inset one and a half bowl Belfast sink with mixer tap. A range of integrated appliances include a fridge freezer, dishwasher, double oven and microwave and five ring gas hob with extractor above. A range of further matching wall mounted cupboard units and three glass fronted display units. Matching island unit with cupboards, drawers and granite working surface above. One cupboard houses the Valliant gas combination boiler. Karndean flooring, inset ceiling spotlights, radiator and wooden and glazed door to the side of the property.



### DINING ROOM TO REAR

12'9" x 12'5" max (3.91 x 3.79 max)

With radiator and light oak and glazed double doors to



### LOUNGE TO REAR

21'0" x 13'3" (6.41 x 4.04)

With a large 'Inglenook' feature fireplace with slate tiled hearth, brick backing and incorporating a log burner. Radiator, wall lights, TV aerial point and oak and glazed sliding doors to the rear garden.



### FIRST FLOOR GALLERY LANDING

With radiator, wall lights and loft access which is partially boarded with lighting and ladder. White panelled interior door to the airing cupboard. A further white panelled interior door to



### BEDROOM ONE TO FRONT

13'10" x 11'2" (4.22 x 3.42)

With radiator, TV aerial point and white panelled interior door to



### DRESSING AREA

5'8" x 5'9" (1.73 x 1.76)

With two double built in wardrobes and opening through to



### EN-SUITE BATHROOM

8'1" x 4'9" (2.48 x 1.46)

With white panelled bath with mixer tap and electric shower with attachment above. Low level WC, vanity sink unit with cupboard beneath, half tiled surrounds, inset ceiling spotlights, laminate flooring and chrome heated towel rail.



### BEDROOM TWO

17'1" x 12'7" (5.23 x 3.84)

With radiator, Velux window and white panelled interior door to



### EN SUITE SHOWER ROOM

5'0" x 6'5" max (1.53 x 1.97 max)

With fully tiled shower cubicle with mains shower attachment and sliding shower screen surrounding. Low level WC, vanity sink unit with double cupboard beneath, heated towel rail, laminate tiled flooring, inset ceiling spotlights and Velux window.



### BEDROOM THREE TO REAR

10'0" x 12'7" (3.05 x 3.84)

With radiator, inset ceiling spotlights and two double built in wardrobes.



### BEDROOM FOUR TO REAR

10'1" x 11'6" (3.08 x 3.53)

With radiator and two double built in wardrobe units.



### BATHROOM TO SIDE

8'0" x 8'1" (2.46 x 2.48)

With panelled bath with mixer tap and mains shower attachment above with screen to side. Low level WC, vanity sink unit with double cupboard beneath. White heated towel rail, laminate wood strip flooring and inset ceiling spotlights.



### OUTSIDE

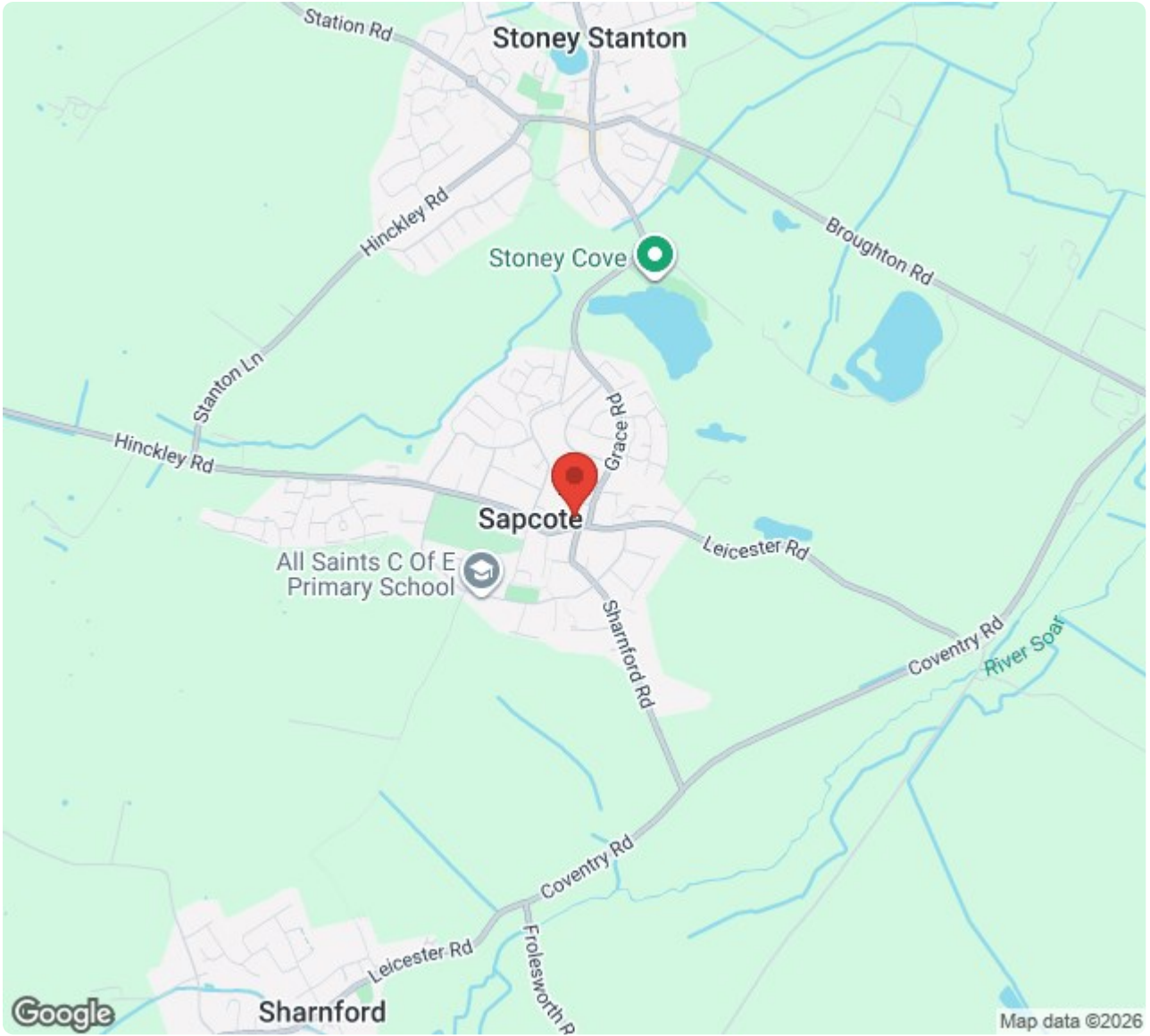
The property is nicely situated, screened behind mature hedging, set well back from the road with a large gravel driveway to front offering ample car parking/ caravan storage and leads to the one and half 'L' shaped garage (5.32m x 5.40m). With two up and

over doors to front (only one is opening), lighting, power, loft space above, door to the side of the property.

A brick wall leads to a block paved courtyard with mature trees and pots and a wrought iron gate that offers access to the rear garden. Down the right hand side of the property offers a block paved pathway, where there is the gas and electric meters and an outside tap, leading to the fully fenced and enclosed mature rear garden with a block paved patio adjacent to the rear of the property beyond which there is a further slabbed patio area. Steps down the left hand side of the garden lead to the remainder of the rear garden which is laid to lawn with surrounding well stocked borders, a gravel pathway leads to the bottom of the garden where there is a further stoned patio area with timber shed. Outside lighting and power point.







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 <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
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