

# 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



**13 CASTLE CLOSE, SAPCOTE, LE9 4LB**

**ASKING PRICE £230,000**

Spacious modern semi detached dormer bungalow. Sought after and convenient cul de sac location within walking distance of the village centre including The Co-Op, post office, junior school, public house, open countryside and with good access to major road links. Benefits from white panelled interior doors, Victorian style fireplace, gas central heating and UPVC SUDG. Offers entrance hall, lounge, dining room and kitchen, three good bedrooms and bathroom. Driveway to brick built garage. Front and enclosed sunny rear garden. Contact agents to view. Carpets and blinds included.



## TENURE

Freehold  
Council Tax Band C

## ACCOMMODATION

UPVC SUDG side entrance door with outside lighting to

### L SHAPED ENTRANCE HALLWAY

With ceramic tiled flooring, single panel radiator, door to electric meter cupboard, digital thermostat for the central heating system, attractive white six panel interior door to

### LOUNGE TO FRONT

10'11" x 16'7" (3.34 x 5.06)

With feature Victorian open fire place having ornamental wood surrounds raised black granite hearth, ornamental cast iron open fire place to centre, TV and telephone points.



### DINING ROOM TO FRONT

10'5" x 9'11" (3.18 x 3.03)

With radiator, hardwood stairway to first floor.



### KITCHEN TO REAR

10'5" x 7'7" (3.20 x 2.32)

With a range of medium oak fitted kitchen units consisting inset single one and a half bowls single drainer stainless steel sink unit mixer taps above double base unit beneath, further matching floor mounted cupboard units and drawers, contrasting black roll edge working surfaces above, tiled splashbacks, further matching wall mounted cupboard units, appliance recess points, plumbing for automatic washing machine, gas cooker included, ceramic tiled flooring, electric cooker point, UPVC SUDG door leads to the rear garden.



### BEDROOM ONE TO REAR

12'6" x 10'11" (3.82 x 3.34)



## BATHROOM

7'1" x 7'3" (2.17 x 2.23)

With a white suite consisting panel bath, mains shower unit above glazed shower screen to side, pedestal wash hand basin, low level WC, ceramic tiled flooring, chrome heated towel rail.



## FIRST FLOOR LANDING

### BEDROOM TWO TO FRONT L SHAPED

16'0" x 14'9" (4.88 x 4.51)

With radiator, doors into the eaves.



### BEDROOM THREE TO SIDE

9'11" x 10'10" (3.04 x 3.31)

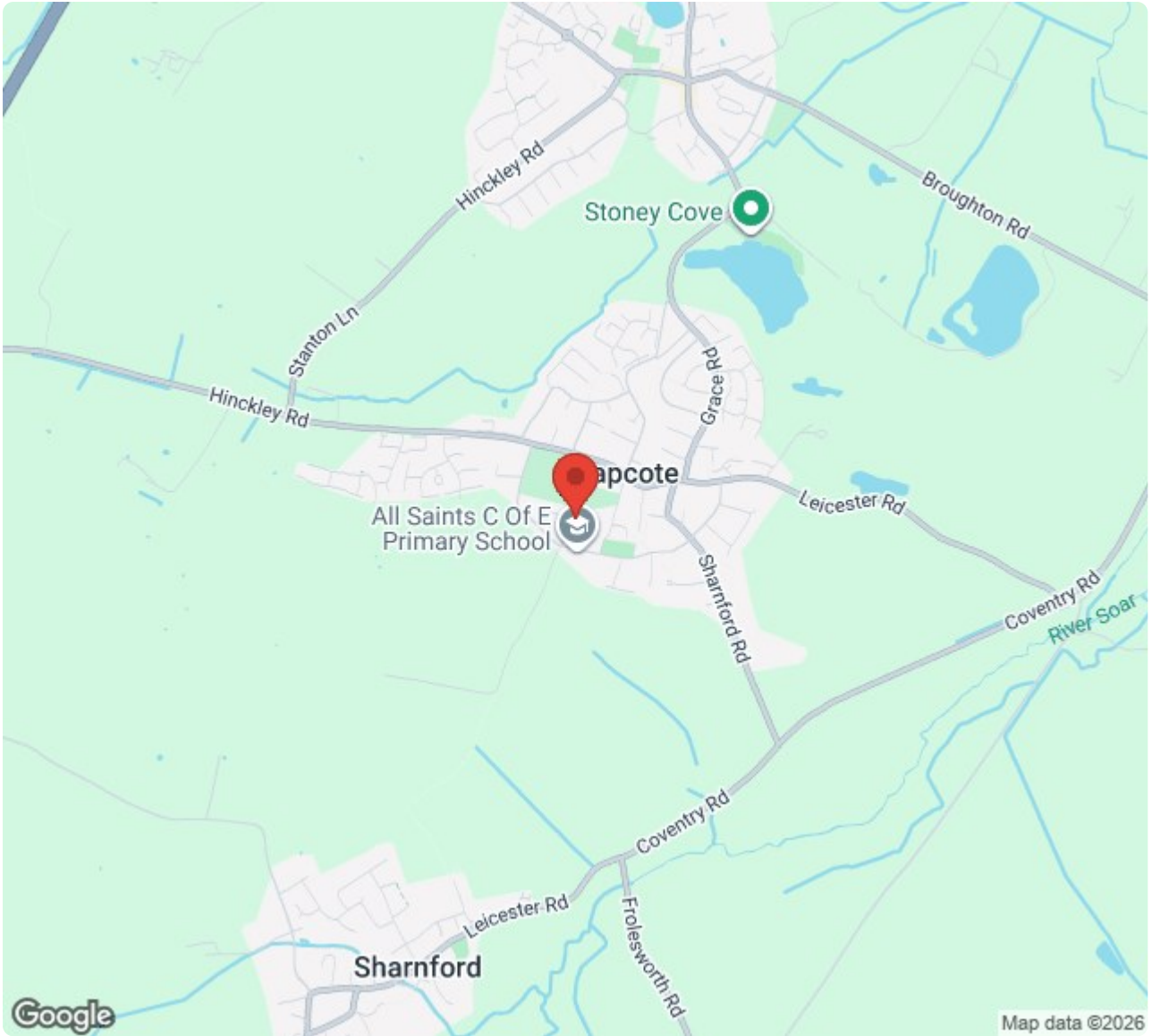
With radiator, door into the eaves housing the Worcester gas condensing combination boiler for central heating and domestic hot water.



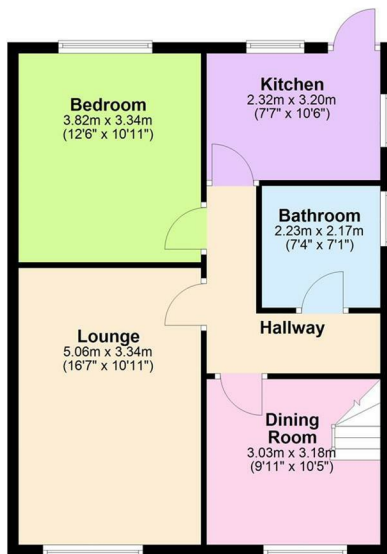
## OUTSIDE

Outside the property is nicely situated in a cul de sac set well back from the road having a deep lawn front garden, a tarmac driveway leads to a detached brick built garage (2.50m x 5.56m) with metal up and over door to front, metal rear pedestrian door, UPVC SUDG window to side, has light and power. A wrought iron gate, slab pathway and lawn garden area lead down the side of the property with an outside tap to the fenced and enclosed rear garden which has a sunny aspect, principally laid to lawn with surrounding beds





**Ground Floor**



**First Floor**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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