

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

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126 SAPCOTE ROAD, BURBAGE, LE10 2AY

ASKING PRICE £539,000

NO CHAIN. Attractive impressive extended four bedroom detached property situated on a large plot. Highly sought after and convenient non estate location within walking distance of the village centre, including shops, schools, doctors, dentists, restaurants, public houses and easy access to the A5 and M69 motorway. The property benefits from feature fireplace, laminate wood strip flooring, coving, spindle balustrades, burglar alarm system, Hammonds fitted bedroom furniture, gas central heating and UPVC SUDG. Spacious property offers canopy porch, entrance hallway, dining room, extended lounge, kitchen, store room and separate WC. Four good sized bedrooms and family bathroom with four piece suite. Driveway to garage. Front and enclosed large mature rear garden with greenhouse and shed.



TENURE

Freehold
Council Tax Band E

ACCOMMODATION

Open Canopy porch with outside lighting. Wooden and glazed door leads to

ENTRANCE HALLWAY

With laminate wood strip flooring, integral door to the garage. Single panelled radiator and wall lighting. Stairway to first floor with spindle balustrades. Archway through to



DINING ROOM TO FRONT

12'2" into alcove x 11'11" (3.72 into alcove x 3.64)

With feature fire place incorporating a gas fire with tiled hearth and wooden surround, cupboard to side alcove with shelving. Double panelled radiator and coving to ceiling, laminate wood strip flooring. Wooden interior door to



EXTENDED LOUNGE TO REAR

15'4" x 19'1" (4.69 x 5.83)

With feature fireplace, with a feature Buffton fireplace with stone hearth and surround, coving to ceiling. Aluminium sliding doors to the rear garden. Double panelled radiator and wall lights. Door to



KITCHEN TO REAR

11'0" x 9'10" (3.36 x 3.01)

With a range of fitted kitchen cupboards with granite worktops, inset cream sink with mixer taps above and cupboard beneath. Belling Range cooker with five ring gas hob and double oven and grill (which is available by separate negotiation), extractor hood above. Further range of wall mounted cupboard units including display units and tiled flooring. Inset ceiling spotlights and single panelled radiator. Coving to ceiling, integrated John Lewis washing machine and an integrated fridge. Wooden and glazed door to outside. Door to a storeroom.



STOREROOM

3'10" x 5'8" (1.17 x 1.74)

With wall mounted cupboard, single panelled radiator, laminate wood strip flooring. Panelled door to

SEPARATE WC

2'11" x 5'8" (0.89 x 1.75)

With radiator. Low level WC, pedestal wash hand basin.

FIRST FLOOR LANDING

With loft access, the loft is partially boarded with light, double panelled radiator and smoke alarm. Keypad for burglar alarm system.



BEDROOM ONE TO REAR

14'2" x 13'0" (4.32 x 3.97)

With a range of oak Hammonds fitted bedroom furniture consisting of four double wardrobes, bedside tables including drawers as well as a dressing table with drawers and cupboard. Coving to ceiling, double panelled radiator and TV and telephone points.



BEDROOM TWO TO FRONT

12'0" x 11'0" (3.67 x 3.37)

With a range of Hammonds fitted bedroom furniture consisting of a double wardrobe, single wardrobe, cupboards above the bed, bedside tables and a dressing table with a vanity unit with sink and double panelled radiator. Coving to ceiling and TV point.



BEDROOM THREE TO REAR

9'10" x 8'9" (3.00 x 2.68)

With a range of fitted oak wardrobes consisting of oak antique wardrobes with sliding doors, rail and shelving and cupboards above, coving to ceiling.



BEDROOM FOUR

9'8" x 10'9" (2.95 x 3.30)

With a range of shelving and drawers and wood panelling, single panelled radiator.



FAMILY BATHROOM TO FRONT

11'10" x 7'4" (3.62 x 2.26)

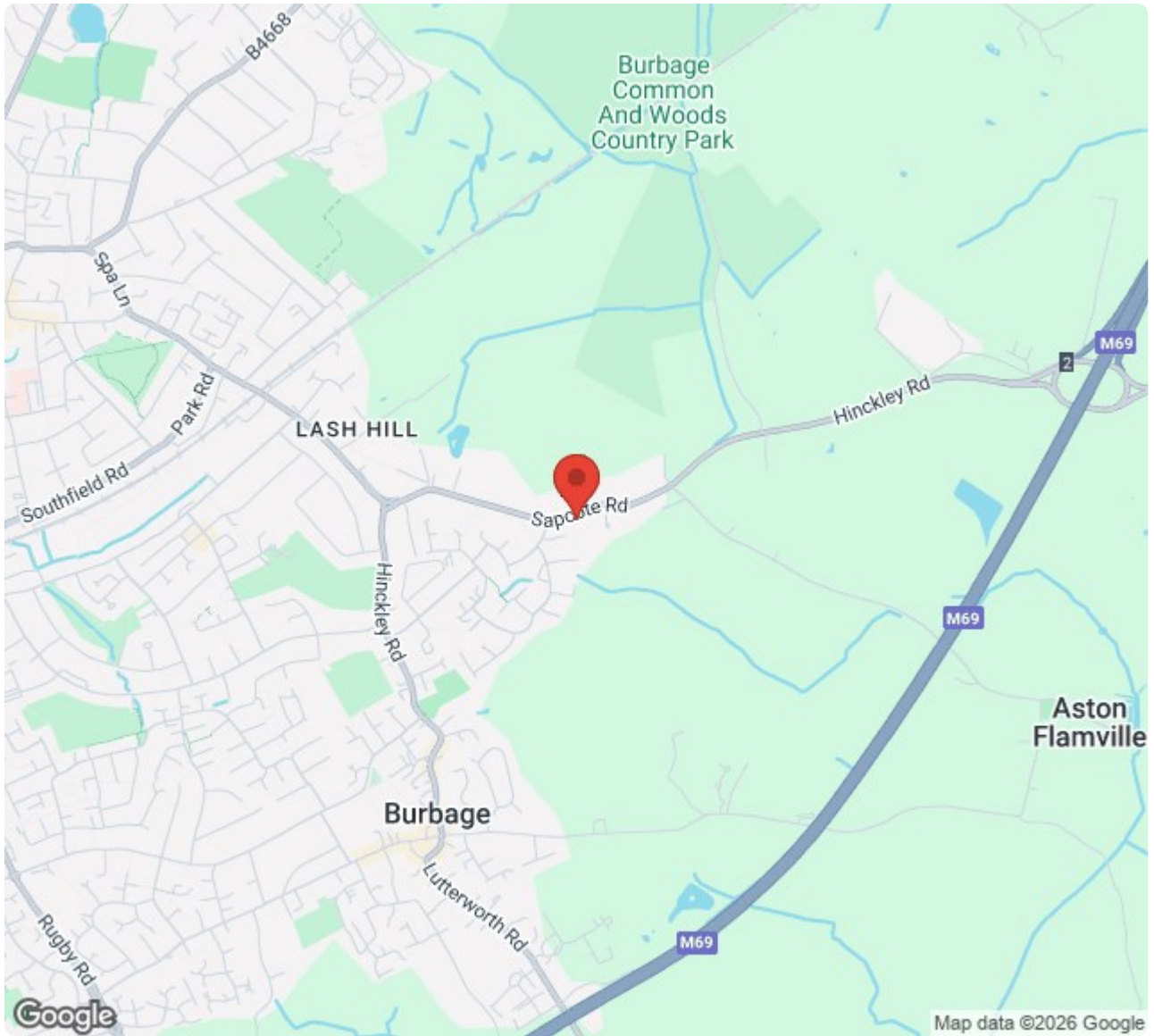
With four piece suite consisting of a panelled bath, separate shower cubicle with mixer shower and tiled surrounds, low level WC, pedestal wash hand basin. Single panelled radiator, wall mounted cupboards, laminate flooring and inset ceiling spotlights.





OUTSIDE

The property is nicely situated set well back from the road with a wide tarmacadam driveway to front with surrounding well stocked beds. The driveway leads to the garage with up and over door to front, the garage has light and power. With electric up and over door, the garage (5.01m x 3.10m) houses the Baxi gas combination boiler for central heating and domestic hot water, as well as the gas meter and the electric meter, also has light and power and shelving. Keypad for the burglar alarm system. The block paved path to the left hand side through a timber gate offers access to the rear garden, to the right of the property is a brick built store with lights and shelving. There is outside lighting as well as a stone patio area. The garden is principally laid to lawn with well stocked and established beds. Outside tap. Towards the top of the garden there is a timber shed with light and power and shelving. There is also a greenhouse to the top of the garden, there is a further rockery area as well as a pond, there is a rockery pathway to the side of the property with pergola above and well stocked beds.





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			
		59	66
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 	



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