

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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## PLOT 12 SKETCHLEY CHAPEL LANE, , LE10 3HU

**£399,995**

A brand new home! Impressive Charles Church 'The Studland' design three bedroom detached family home.

Sought after and highly convenient cul-de-sac location within walking distance of the village centre, including shops, schools, Doctors, dentists, public houses, restaurants, and good access to the A5 and the M69 motorway.

Immaculate contemporary style interior, energy efficient and with a range of high quality fixtures and fittings including oak panelled interior doors, laminate wood strip flooring, AEG integrated appliances, spotlights, smoke alarms, EV charger, gas central heating and UPVC SUDG. Accommodation offers entrance hallway, separate WC, lounge, open plan kitchen diner and utility room. 3 bedrooms (main with en suite shower room) and family bathroom. Double width driveway to front and enclosed rear garden. New carpets and light fittings included.



## GENERAL NOTE

These listing photos were taken in the same style house on the development. Plot 12 is the property to the right of this house shown.

## TENURE

Freehold

Council tax band not available until property is occupied

## ACCOMMODATION

Composite front door to

## ENTRANCE HALLWAY

With stairway to first floor, laminate wood strip flooring, radiator, smoke alarm and thermostat for the central heating system on the ground floor. Oak panelled interior door to an under stairs storage cupboard housing the consumer unit. A further oak panelled interior door to a storage cupboard. Oak panelled door to

## SEPARATE WC

5'8" x 4'10" (1.75 x 1.48)

With low level WC, pedestal wash hand basin, radiator, half tiled surrounds, laminate wood strip flooring and inset ceiling spot lights.



## LOUNGE TO FRONT

14'9" x 10'10" (4.50 x 3.31)

With radiator, TV aerial point and smoke alarm.



## OPEN PLAN KITCHEN DINER TO REAR

17'6" x 14'5" (5.34 x 4.41)

With a range of floor standing kitchen units with roll edge working surface above and a inset stainless steel one and a half bowl drainer sink with black mixer tap. Integrated AEG appliances included, hob with extractor above, oven and fridge freezer. A further range of matching wall mounted cupboard units. There is also a matching breakfast bar with floor standing cupboard units and roll edge working surface above. Laminate wood strip flooring, inset ceiling spotlights, two sky lights and UPVC SUDG bi fold doors to the rear garden. Oak panelled interior door to



## UTILITY ROOM

5'6" x 5'10" (1.70 x 1.78)

With matching units from the kitchen consisting of one floor standing cupboard unit with roll edge working surface above and appliance recess points. One wall mounted cupboard unit housing the ideal gas combination boiler for central heating and domestic hot water. Radiator, laminate wood strip flooring and inset ceiling spotlights.



## FIRST FLOOR LANDING

With loft access, radiator, smoke alarm and oak panelled interior door to a storage cupboard. A further oak panelled interior door to

## BEDROOM ONE TO REAR

10'6" x 12'11" (3.21 x 3.94)

With radiator and thermostat for the central heating on the first floor. Oak panelled interior door to



### **ENSUITE SHOWER ROOM**

4'9" x 7'0" (1.46 x 2.15)

With a fully tiled shower cubicle with mixer shower attachment and sliding shower screen. Low level WC, pedestal wash hand basin, half tiled surrounds., chrome heated towel rail, laminate wood strip flooring and inset ceiling spotlights.



### **BEDROOM TWO TO FRONT**

15'5" x 8'7" (4.72 x 2.64)

With radiator.



### **BEDROOM THREE TO FRONT**

8'8" x 9'3" (2.66 x 2.84)

With radiator.



### **BATHROOM TO REAR**

6'8" x 6'8" (2.05 x 2.04)

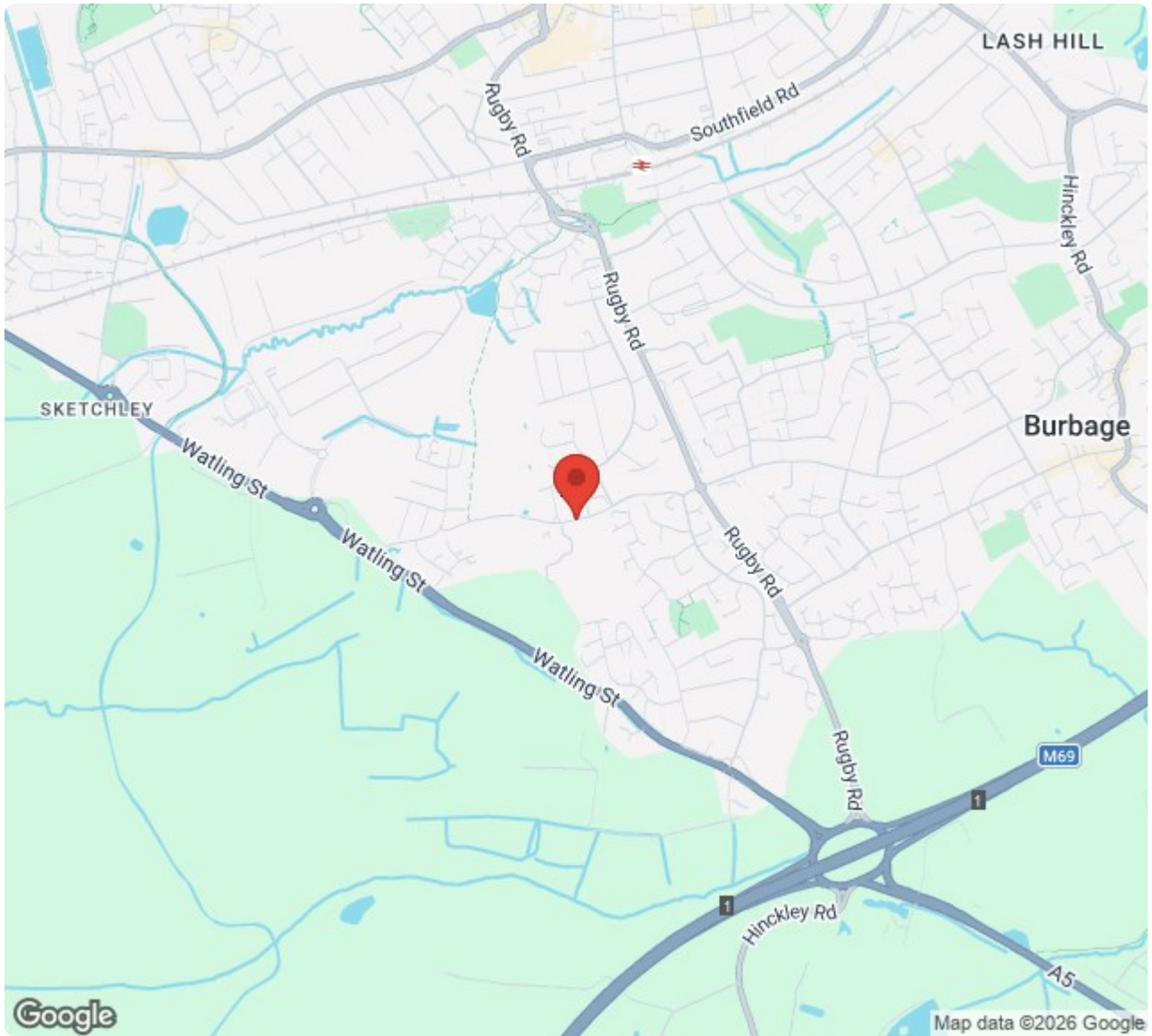
With panelled bath with mixer tap and electric shower attachment above, shower screen to side. Low level WC, pedestal wash hand basin, tiled surrounds, chrome heated towel rail, laminate wood strip flooring, inset ceiling spotlights and extractor fan.



### **OUTSIDE**

The property is nicely situated in a cul de sac with a double width tarmac driveway to front with EV charging point. There is a slabbed pathway leading to the front door and down the side of the property where a timber pedestrian gate offers access to the fully fenced and enclosed rear garden with a slabbed patio adjacent to the rear of the property beyond which the garden is principally laid to lawn.





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