

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



23 ELDER CLOSE, SAPCOTE, LE9 4BE

ASKING PRICE £86,000

Stylish 2015 Linden Homes built Lambourne design semi detached house with open views to front. Sought after and convenient cul de sac location within walking distance of the village centre including shops, post office, junior school, garden centre, public houses and good access to major road links. Well presented, energy efficient, with a range of good quality fixtures and fittings including oak finish interior doors, wired in smoke alarms, gas central heating and UPVC SUDG. Offers lounge dining room, fitted kitchen and separate WC. 2 double bedrooms and bathroom with shower. Front and enclosed sunny rear garden and car parking space. Viewing recommended. Carpets included.



TENURE

LEASEHOLD - 35% shared ownership.

Council Tax Band B

Platform Housing Association

£409.79 PCM rent for remaining 65% (inclusive of management fee and insurance)

990 year lease from 2024 (988 years remaining)

ACCOMMODATION

Open canopy porch with outside lighting, attractive composite panelled and SUDG front door to

LOUNGE DINING ROOM TO FRONT

20'0 x 12'11 (6.10m x 3.94m)

With two radiators, TV aerial point, stairway to first floor with white spindle balustrades, attractive oak finish interior door to



FITTED KITCHEN TO REAR

12'11 x 8'6 (3.94m x 2.59m)

With fashionable range of white fitted kitchen units consisting inset one and a half bowl, single drainer stainless steel sink unit and cupboard beneath. further matching floor mounted cupboard units and four drawer units, contrasting black roll edge working surfaces above with inset four ring stainless steel gas hob unit, single fan assisted oven with grill beneath, stainless steel chimney extractor above and matching upstands. Further matching range of wall mounted cupboard units, appliances recess points, plumbing for automatic washing machine and dishwasher, wall mounted gas condensing combination boiler for central heating and domestic hot water, radiator, composite panelled and SUDG door leading to the rear garden, door to



SEPARATE WC

With white suite consisting low level WC, pedestal wash hand basin, tiled splash backs, radiator and extractor fan.

FIRST FLOOR LANDING

With wired in smoke alarm, radiator and loft access.

FRONT BEDROOM ONE

12'11 x 9'6 (3.94m x 2.90m)

With radiator and TV aerial point & fashionanl wall panelling



BEDROOM TWO TO REAR

12'11 x 9'2 (3.94m x 2.79m)

With radiator.



BATHROOM

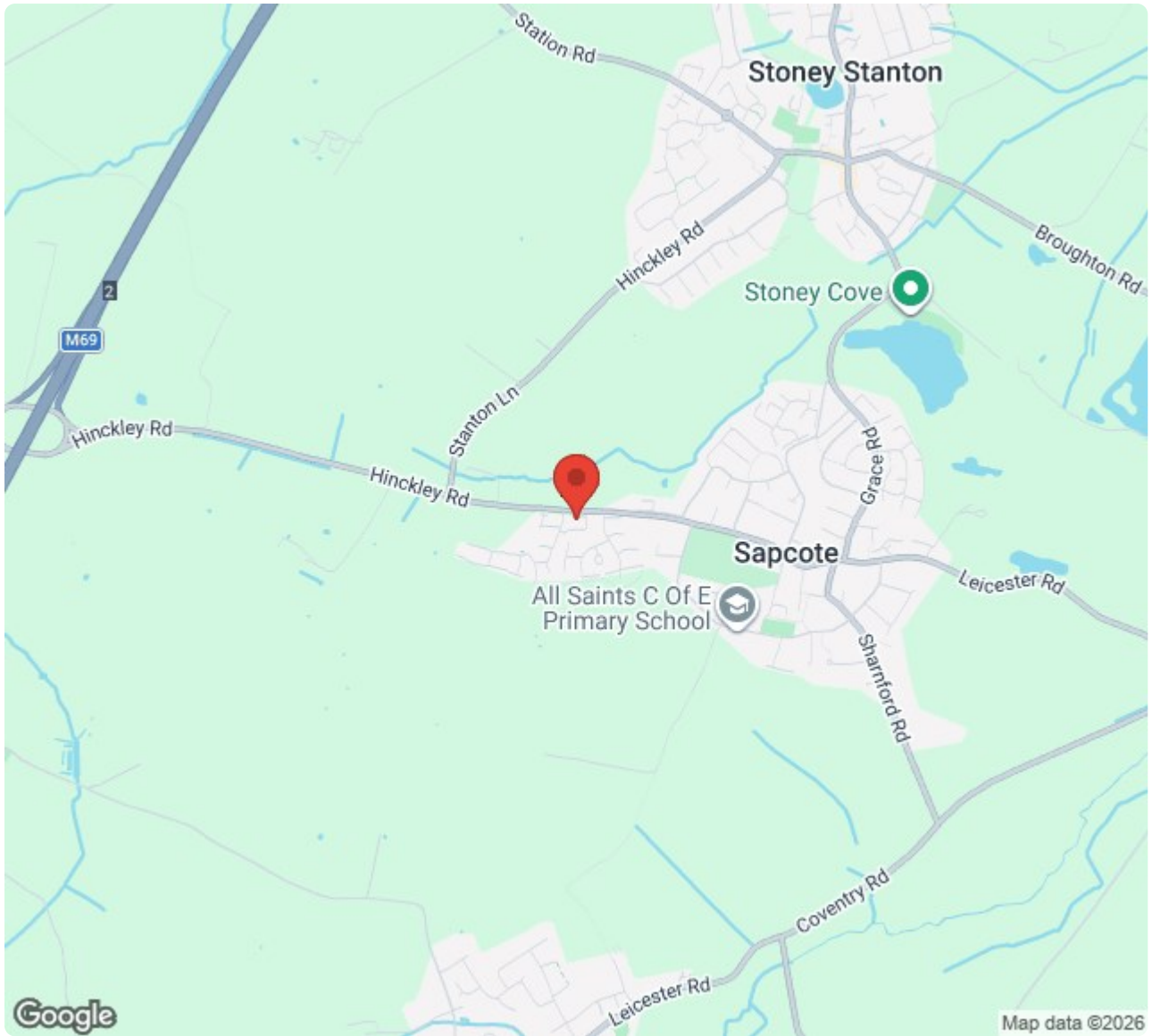
With white suite consisting panelled bath, electric shower unit above, pedestal wash hand basin, low level WC, contrasting tiled surrounds, extractor fan and radiator.



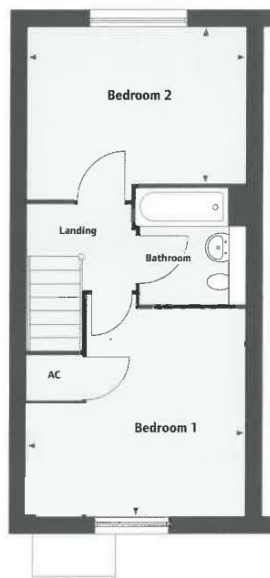
OUTSIDE

The property is nicely situated. A tarmac car parking space to front with decorative stoned front garden. A slabbed pathway and timber gate lead to the fully fenced and enclosed rear garden, which has a large slabbed patio, area of decorative stone & raised timber deck.





GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		82	
(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 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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