

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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### 3 GRACE ROAD, SAPCOTE, LE9 4JX

**OFFERS OVER £425,000**

Immaculate and modernised 5 bedroom detached family home in a village location. Sought after and convenient location within walking distance of the village centre including shops, post office, Junior school, garden centre, park, bus service, public house and good access to major road links. Benefiting from underfloor heating, oak veneer flooring, integrated ceiling speakers throughout the property, air conditioning, tiled flooring, spot lights, oak panelled interior doors, feature fireplace with log burner, UPVC SUDG and gas central heating. Spacious accommodation offers entrance porch, entrance hallway, separate WC and open plan living dining kitchen. Five good sized bedrooms (main with en suite shower room and fitted wardrobes) and family bathroom. Wide driveway, with EV charger, to single integrated garage (currently used as a gym). Good sized rear garden with porcelain tiled patio and timber store to side. Carpets, blinds and light fittings included.



## TENURE

Freehold  
Council Tax Band D

## ACCOMMODATION

Composite and glazed front door to

## ENTRANCE PORCH

With laminate wood strip flooring and oak panelled door to

## ENTRANCE HALLWAY

With stairway to the first floor, keypad for the burglar alarm system. Oak veneer flooring and inset ceiling spotlights and radiator. Door to an under stairs storage cupboard. Oak panelled door to



## SEPARATE WC

2'11" x 4'5" (0.89 x 1.36)

With low level WC, wall mounted sink unit, radiator, inset ceiling spotlights and oak veneer flooring.



## L SHAPED OPEN PLAN LIVING DINING KITCHEN

25'4" x 28'0" max (7.73 x 8.54 max)



## LIVING AREA

With a feature fireplace with porcelain tiled hearth with oak beam above incorporating a log burner. Wall mounted TV aerial point, matching wall lights and radiator.



## KITCHEN AREA

With a range of floor standing gloss kitchen units with soft close doors and oak working surfaces above. Inset double bowl drainer sink with mixer tap above. A range of integrated appliances include a fridge freezer, dishwasher, washer dryer, oven, microwave and five ring electric hob with extractor hood above. Tiled splashbacks. Further range of wall mounted cupboard units and matching breakfast bar with cupboard and seating space with oak working surfaces above. One of the cupboards houses the Ideal Logic gas boiler. Inset ceiling spotlights and integrated ceiling speakers. One of the kitchen cupboards houses the main point for the speakers throughout the property. Tiled flooring with under floor heating. UPVC SUDG door to the side of the property.



## DINING AREA

With aluminium bi-folding doors to the rear garden and tiled flooring with under floor heating.



## FIRST FLOOR LANDING

With loft access, the loft is fully boarded with ladder for access also has light and power. Control panel for the under floor heating in the main family bathroom. Oak panelled door to the airing cupboard housing the immersion heater. Oak panelled door to



## BEDROOM ONE TO FRONT

13'1" x 12'7" (3.99 x 3.85)

With fitted wardrobes consisting of one double and two single units. Wall mounted air conditioning unit which also heats, humidifies and has a fan setting. Inset ceiling spotlights, central ceiling fan, integrated ceiling speakers and radiator. Nest thermostat for the heating system, wall mounted thermostat for the underfloor heating in the en suite. Wall mounted burglar alarm control panel and TV aerial point. Door to



## EN-SUITE SHOWER ROOM

6'8" x 5'9" (2.05 x 1.77)

With fully tiled shower cubicle with rainfall and handheld shower attachment with glass screen surrounding. Vanity sink unit with double cupboard beneath, integrated sink with waterfall tap above and low level WC. Chrome heated towel rail and inset ceiling spotlights. Integrated ceiling speaker and tiled flooring.



### BEDROOM TWO TO REAR

11'11" x 9'7" (3.64 x 2.94)

With radiator and TV aerial point.



### BEDROOM THREE TO FRONT

8'10" x 10'0" (2.70 x 3.07)

With radiator and TV aerial point.



### BEDROOM FOUR TO REAR

8'5" x 8'9" (2.58 x 2.68)

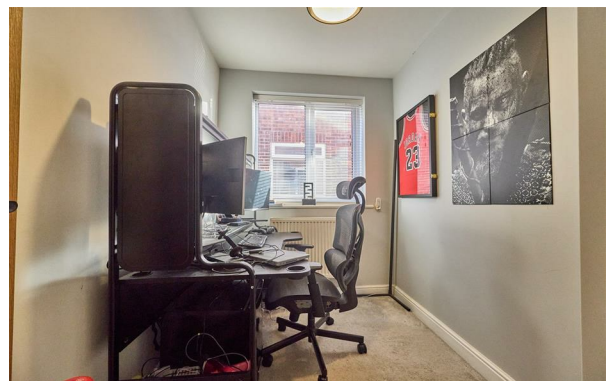
With radiator, TV aerial point and integrated ceiling speaker.



### BEDROOM FIVE TO SIDE

8'9" x 6'2" (2.67 x 1.88)

With radiator, TV aerial point and integrated ceiling speaker.



## FAMILY BATHROOM TO REAR

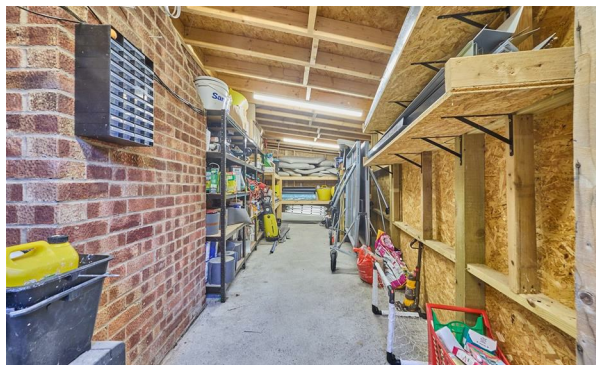
5'4" x 8'10" (1.65 x 2.71)

With jacuzzi bath with rainfall shower attachment, waterfall mixer tap and glass screen to side. Wall mounted sink unit with drawer beneath, low level WC and chrome heated towel rail. Wall mounted double mirror fronted cupboard and a further wall mounted cupboard unit, tiled flooring with underfloor heating, inset ceiling spotlights and integrated ceiling speaker.

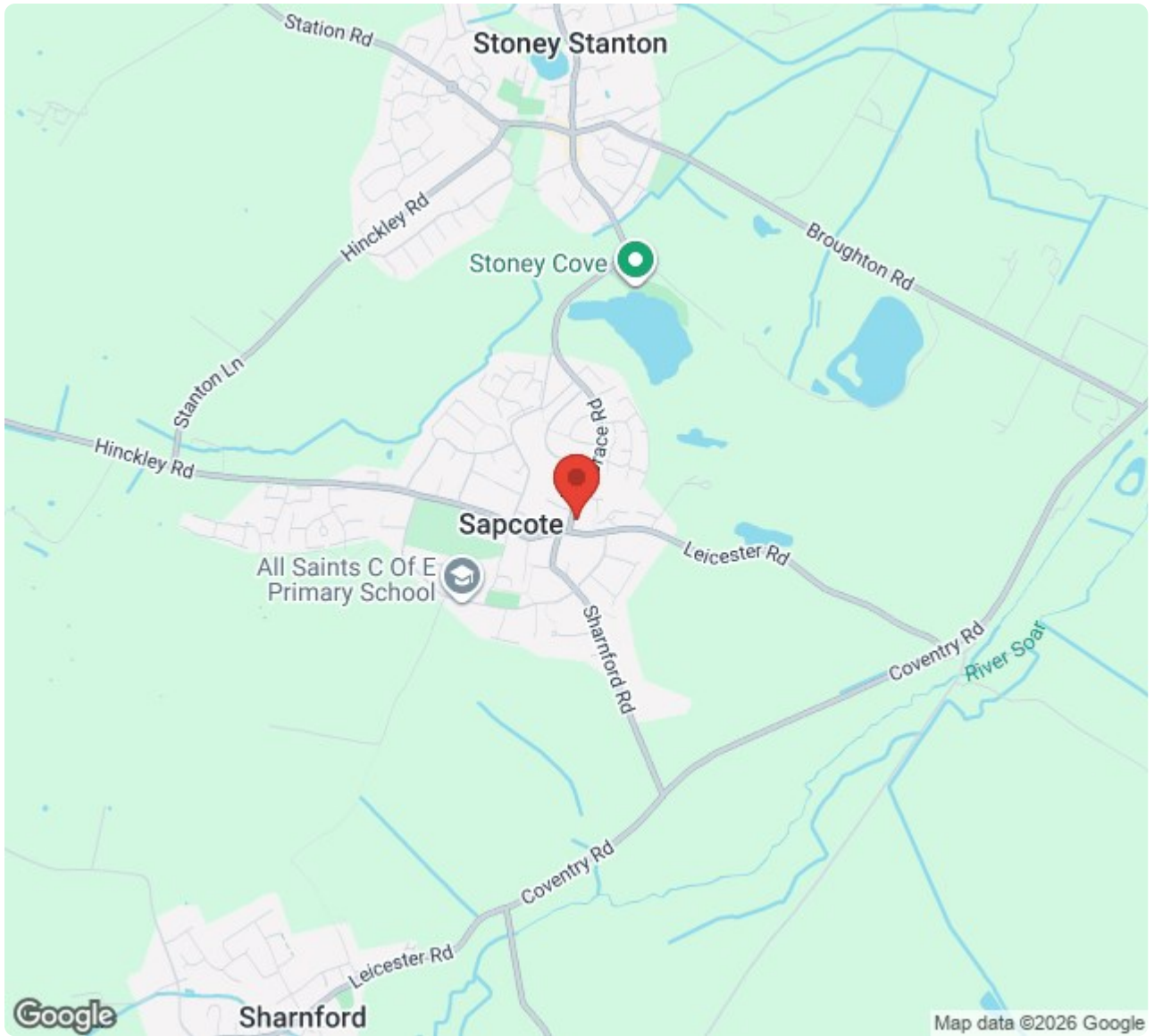
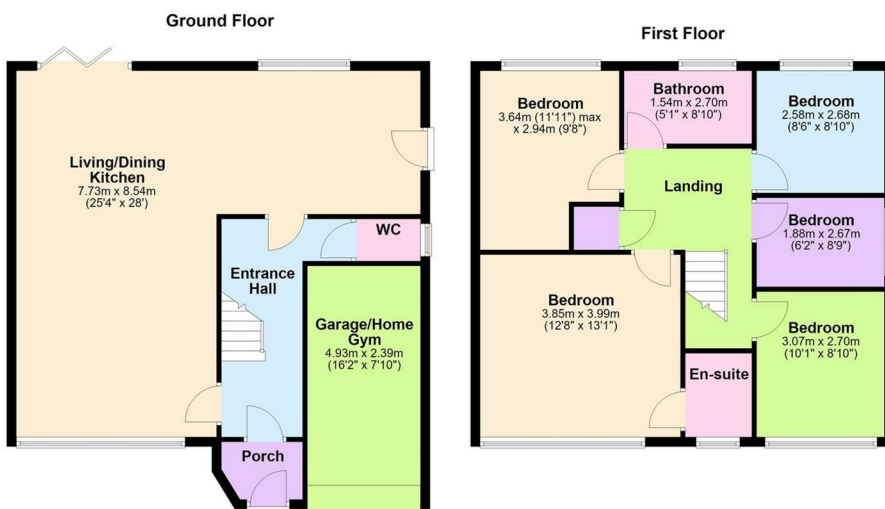


## OUTSIDE

The property is nicely situated set well back from the road with a wide block paved driveway to front, with EV charger, leading to the single integral garage (2.39 x 4.93). Currently used a home gym, with electric roller door to front, radiator, main fuse box for the electric car charger and the electric meter. There is a further lawned front garden to side. Access down the right hand side of the property leads to the fenced and enclosed rear garden with a porcelain tiled patio adjacent to the rear of the property beyond which the garden is principally laid in astro turf with surrounding borders edged by timber sleepers. There is a raised porcelain tiled patio seating area. The garden has outside power point, lighting and hot and cold tap. Down the left hand side of the property is a timber storage unit with lighting, power and built in shelving.







| 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                  |  | Current | Potential |
| 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 |  |         |           |
| England & Wales                                                 |  |         |           |
| EU Directive 2002/91/EC                                         |  |         |           |



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