

Scrivins & Co

Sales & Lettings

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

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22 NEW WALK, SAPCOTE, LE9 4JH

£180,000

NO CHAIN. Attractive traditional 2 bedroom terrace cottage in a sought after and convenient location within walking distance of the village centre including shops, school, public house, parks, open countryside and with good access to major road links. Well presented and benefitting from GCH and UPVC SUDG. Offers lounge, dining room and kitchen. 2 good size bedrooms and bathroom with shower. Front and sunny rear garden.



TENURE

Freehold

Council tax Band A

ACCOMMODATION

UPVC SUDG front door

LOUNGE

12'5" x 11'1" max (3.79 x 3.39 max)

With laminate wood trip flooring, radiator, door housing the gas and electric meter and fuse box, doors to a under stairs storage cupboard, archway to



DINING ROOM

12'2" x 11'3" max (3.71 x 3.43 max)

With feature original brick fireplace with slate tiled hearth incorporating a feature piece wood burning stove, laminate wood strip flooring, radiator with surrounding cover, door and stairway to the first floor, wood panelled and latched door to



KITCHEN TO REAR

12'5" x 6'4" max (3.79 x 1.94 max)

With a range of floor standing fitted kitchen units with roll edge working surface above, inset stainless steal drainer sink with mixer tap, integrated double oven with electric hob above and extractor fan, fridge freezer, washing machine and a further range of matching wall mounted cupboard units, tiled splashbacks, laminate wood strip flooring, UPVC SUDG door to the rear garden.



FIRST FLOOR LANDING

With loft access, smoke alarm, white panelled interior door to

BEDROOM ONE TO FRONT

13'5" x 11'1" max (4.10 x 3.39 max)

With original wood strip flooring, radiator, opening to a storage cupboard with loft access.



BEDROOM TWO TO REAR

12'3" x 8'5" max (3.75 x 2.59 max)

With original feature fireplace, original wood strip flooring, radiator.



BATHROOM TO REAR

10'1" x 6'3" max (3.08 x 1.93 max)

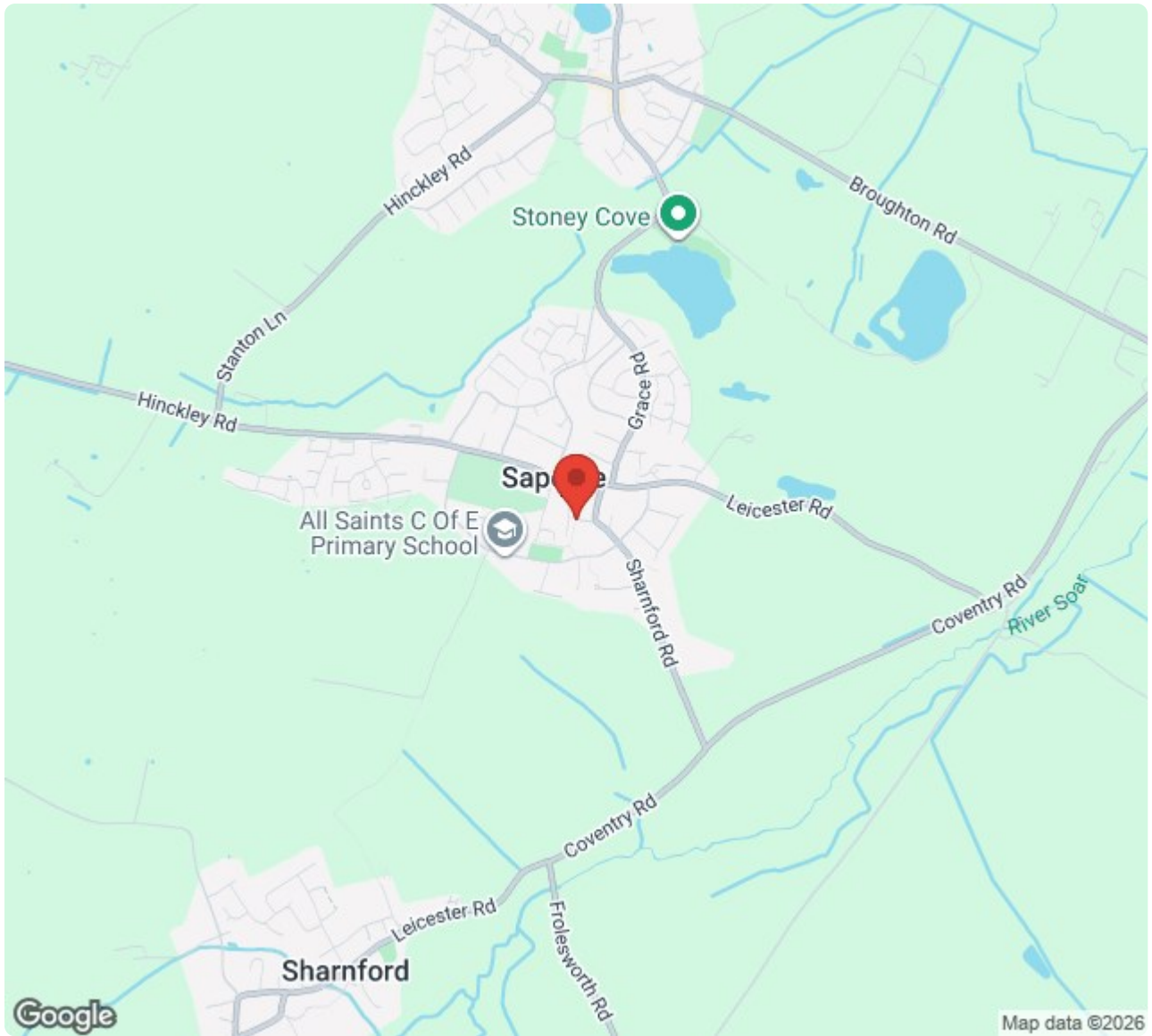
With panelled bath with mixer tap, traditional shower, shower screen to side, low level WC, pedestal wash hand basin, half tiled surrounds, laminate wood strip flooring, radiator, door to a cupboard housing the Worcester gas combination boiler



OUTSIDE

Outside the property is nicely situated in a cul de sac with a stoned front garden enclosed by a wall with a pathway leading to the front door. A shared walkway and pedestrian gate lead to the rear courtyard and a archway to the rear garden with a slabbed patio beyond which the garden is laid to lawn with a further slabbed pathway leading to the bottom of the garden where there is a border enclosed by stones and a door to a brick store.





Energy Efficiency Rating		Current	Potential	
Very energy efficient - lower running costs				
(92 plus) A			81	
(81-91) B				
(69-80) C				
(55-68) D				
(39-54) E				
(21-38) F		59		
(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				
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