

# Scrivins & Co

## Sales & Lettings

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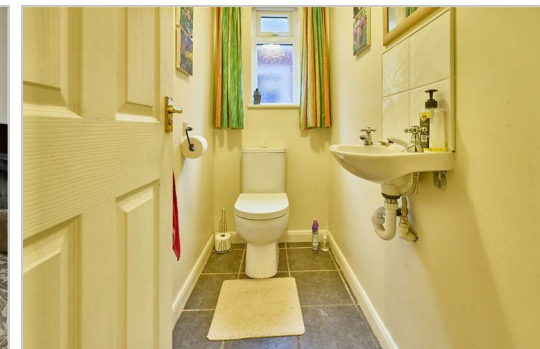


**62 HINCKLEY ROAD, SAPCOTE, LE9 4LG**

**OFFERS IN THE REGION OF £637,000**

A substantial and characterful detached family home set on a generous sunny plot, featuring a four-car garage and self-contained annexe, located in a highly sought-after and convenient village setting.

Within walking distance to the village centre, including a primary school, co-op, post office, hairdressers, garden centre, public house, open countryside and good access to major road links. Benefits from a range of good quality fixtures and fittings including white panelled interior doors, wooden/ceramic tiled flooring, multi fuel stoves, refitted kitchen and bathroom, gas central heating and UPVC SUDG. Spacious accommodation offers entrance porch, entrance hall, separate WC, lounge, dining room, dining kitchen and utility room. Four bedrooms, (main with en suite bathroom) and family bathroom. Impressive 50ft approximate frontage offering ample car/caravan parking leading to a quadruple garage with granny annexe to rear. Large mature sunny rear garden with mature fruit trees and with home office/entertaining area Contact agents to view. Carpets included.



## PROPERTY OVERVIEW

This delightful and spacious home combines traditional character with modern improvements, offering versatile living accommodation ideal for families or multi-generational living.

The property benefits from a major rear extension completed in 2016, significantly enhancing the living space, alongside a fully refurbished annexe added in 2019, providing independent accommodation with kitchen and shower room.

While some areas offer scope for cosmetic modernisation, the property is structurally sound and well maintained, presenting an excellent opportunity to personalise a substantial home in a prime location.

## GROUND FLOOR

A welcoming entrance hall leads to:

- A comfortable front lounge with feature fireplace and multi-fuel stove
- A separate dining room with garden access and second stove
- The kitchen/dining room has ample storage and workspace
- A practical utility room and downstairs WC

## FIRST FLOOR

Four bedrooms, including a generous principal bedroom with:

Walk-in wardrobe

En-suite bathroom with bath and separate shower

Family bathroom serving remaining bedrooms

## OUTSIDE

The property enjoys an impressive frontage of approximately 50ft, offering extensive off-road parking for multiple cars, caravan etc To the rear:

A large, sunny, mature garden

Home office and entertaining room

Multiple storage sheds

Private and enclosed setting ideal for families

## GARAGE & ANNEX

A standout feature of the property is the quadruple garage, offering excellent storage, workshop, or business potential.

To the rear, the self-contained annexe (completed 2019) includes:

Open-plan living/sleeping space

Modern kitchenette

Shower room with toilet

Ideal for:

Multi-generational living

Guest accommodation

Home working or rental potential (subject to permissions)

## LOCATION

Situated within walking distance of Sapcote village centre, including:

Primary school

Local shops and Co-op

Post office, pub, and amenities

Easy access to major road links and surrounding countryside

## ADDITIONAL NOTES

Additional Notes

Carpets included

UPVC double glazing

Gas central heating

## TENURE

Freehold

Council Tax Band E

## ACCOMMODATION

Attractive hardwood panel and leaded glazed doors to

## ENTRANCE PORCH

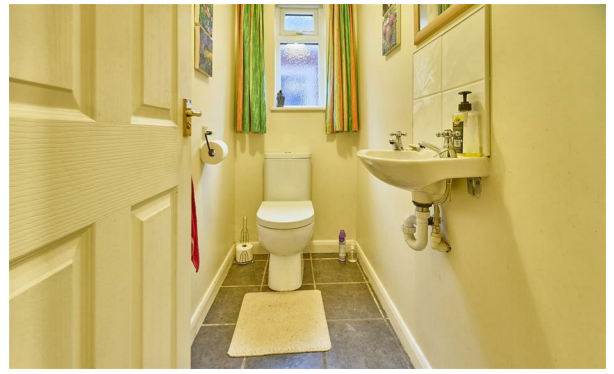
With quarry tiled flooring, overhead lighting. Hardwood and leaded glazed door to

## ENTRANCE HALLWAY

With oak strip and ceramic tiled flooring, two radiators, doorbell chimes, dogleg stairway to first floor with useful under stairs storage cupboard beneath with lighting, also housing the electric meters. Wired in smoke alarm. Attractive four panel interior door to

### SEPARATE WC

With white suite consisting low level WC, wall mounted sink unit, ceramic tiled flooring, radiator and extractor fan. Door to



### LOUNGE TO FRONT

17'9" x 12'5" (5.43 x 3.80)

With feature fireplace with raised flagstone hearth incorporating a black cast iron multi fuel stove, fitted display and book shelving to side alcoves, radiator TV aerial points including broadband, inset ceiling spotlights. Pine and glazed double doors leading to

### DINING ROOM TO REAR

11'7" x 12'9" (3.54 x 3.90)

With feature fireplace having raised slate hearth, wooden mantle above incorporating a black cast iron multi fuel stove, bamboo wood strip flooring, radiator, TV aerial point. UPVC SUDG French doors leading to the rear garden.



### REFITTED DINING KITCHEN TO REAR

9'6" x 20'7" (2.92 x 6.28)

With refitted kitchen with a range of cream fitted kitchen units consisting inset double bowl single drainer stainless steel sink unit, mixer taps above, double base unit beneath. Further matching range of floor mounted cupboard units and drawers, contrasting oak woodgrain working surfaces above. Tiled splashbacks, further matching range of wall mounted cupboard units and plate rack and display shelving. One tall larder unit, stainless steel chimney extractor hood above, appliance recess points and plumbing for a dishwasher, bamboo wood strip flooring. Inset ceiling spotlights and wired in heat detector. Radiator, UPVC SUDG French doors to rear and UPVC SUDG door to side. Door to



### UTILITY ROOM TO SIDE

7'3" x 7'3" (2.23 x 2.23)

With matching units from the kitchen consisting inset single drainer stainless steel sink unit, mixer taps above double base unit beneath. Tiled splashbacks, further matching range of wall mounted cupboard units, shelving and extractor fan, one concealing the Worcester gas condensing combination boiler for central heating and domestic hot water, appliance recess points and plumbing for automatic washing machine. Ceramic tiled flooring, UPVC double glazed door to the side of the property.



### FIRST FLOOR LANDING

With single panelled radiator, wired in smoke alarm, large loft access with extending timber ladder for access, the loft is majority boarded with lighting.

### BEDROOM ONE TO REAR

11'7" x 12'9" (3.55 x 3.89)

With single panelled radiator, TV aerial point and two built in double wardrobes. Door to further walk in wardrobe with built in shelving, hanging rails and inset ceiling spotlights. Door to



### EN SUITE BATHROOM TO SIDE

8'1" x 11'5" (2.47 x 3.48)

With white suite consisting double ended panelled bath, fully tiled double walk in shower with glazed shower screen, rain shower above, pedestal wash hand basin and low level WC. Contrasting tiled surrounds, white heated towel rail, inset ceiling spotlights, extractor fan and shaver point.



### BEDROOM TWO TO REAR

12'9" x 9'3" (3.90 x 2.83)

With single panelled radiator.



### **BEDROOM THREE TO FRONT**

10'4" x 6'0" (3.17 x 1.84)

With radiator.



### **BEDROOM FOUR TO SIDE**

6'7" x 11'5" (2.03 x 3.50)

With built in shelving, radiator.

### **FAMILY BATHROOM TO SIDE**

6'5" x 7'0" (1.96 x 2.15)

With white suite consisting panelled bath, mixer tap and shower attachment above, pedestal wash hand basin and low level WC. Contrasting tiled surrounds, wall mounted mirror fronted cabinet above the sink, shaver point and heated towel rail. Inset ceiling spotlights.



### **OUTSIDE**

The property is set well back from the road screened behind mature hedging having a full width stone driveway to front offering ample car/caravan parking. The property has an impressive frontage of approximately 50ft, the driveway leads to a quadruple garage measuring 4.79 x 8.26 with electric roller shutter door to front, UPVC SUDG side pedestrian door and window, the garage has light and power, a built in work bench, pitched roof offering extra storage. Attached to the rear of the garage is an independent multi generational annexe. Between the house and the garage is a wrought iron gate and stoned pathway lead to the rear garden where there is outside power points and lighting and a cold water tap. There is a further pathway down the right hand side of the property leading to the large fully fenced and enclosed rear garden which has a full width slabbed pathway adjacent to the rear of the property where there is outside lighting beyond which the garden is principally laid to lawn. There is a variety of mature fruit trees including Pear, Apple, Plum and Quince. The garden has a sunny aspect, there is three timber sheds and to the top of the garden there is a timber entertaining room/home office with a covered veranda to front, hardwood and SUDG doors lead to an office measuring 3.37m x 3.60 with two built in double height storage cupboards, light and power, UPVC SUDG and leaded window to side. Further door to an entertaining area measuring 4.61m x 4.55m with light and power.

### **MULTI GENERATIONAL ANNEXE**

With SUDG door leading to an

### **L SHAPED OPEN PLAN SITTING/BEDROOM**

18'6" max x 15'4" max (5.65 max x 4.69 max)

With oak finish laminate wood strip flooring, two wall mounted programmable heaters. Inset ceiling spotlights. UPVC SUDG door to the rear garden.

### **KITCHEN**

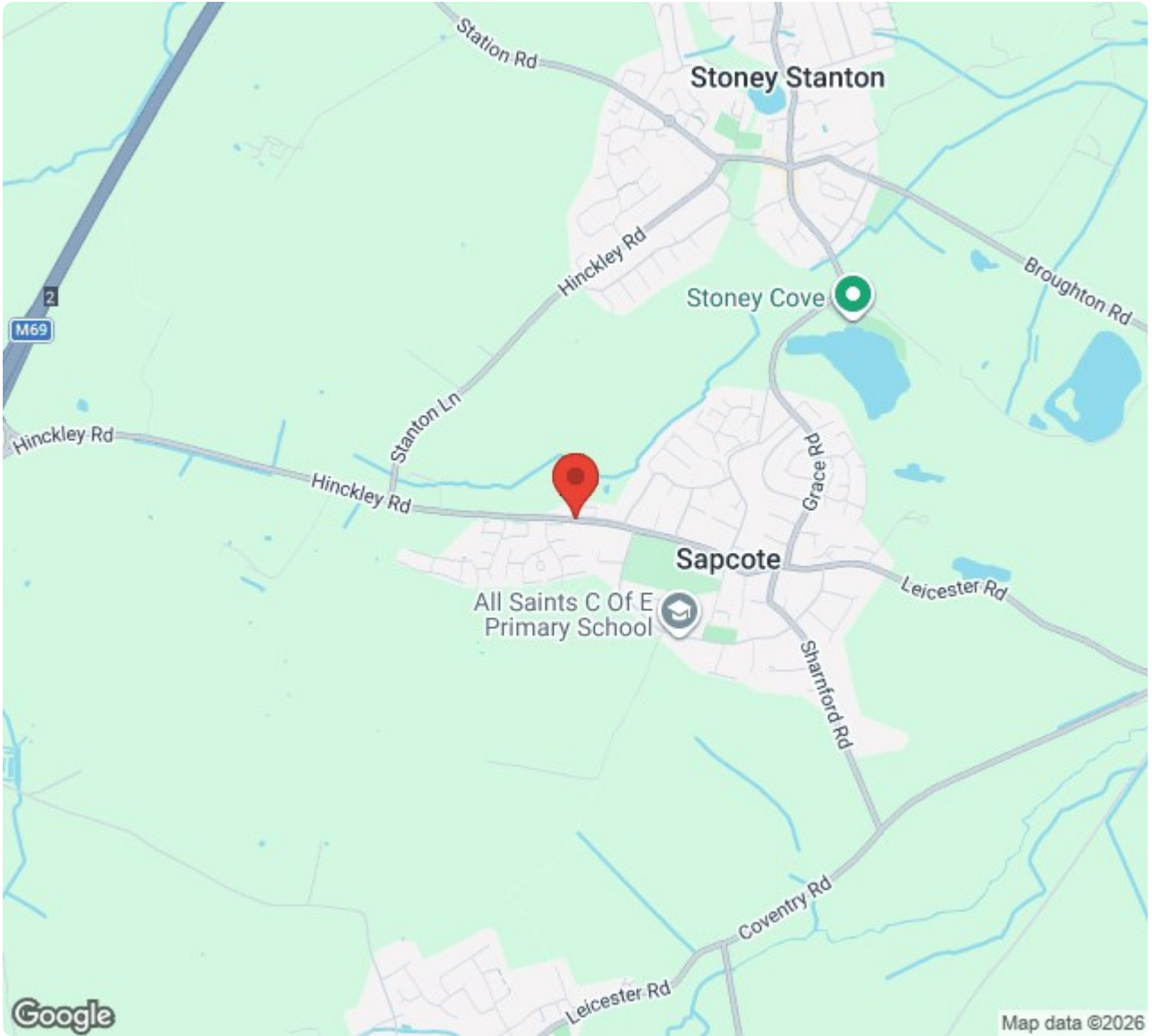
New as of 2019. With cream soft close doors consisting inset white ceramic sink unit, mixer taps above, double base unit beneath, further matching range of floor mounted cupboard units and three drawer unit, contrasting woodgrain working surfaces above, matching upstands. Inset ceiling spotlights, wired in heat detector. Further matching range of wall mounted cupboard units and display shelving. Plumbing for automatic washing machine.

## EN SUITE SHOWER ROOM

6'7" x 6'11" (2.03 x 2.13)

With white suite consisting fully tiled shower cubicle with glazed shower doors, pedestal wash hand basin and low level WC. Contrasting tiled surrounds, extractor fan and inset ceiling spotlights. Wall mounted electric chrome heated towel rail.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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>			
Not energy efficient - higher running costs			
		68	77
<b>England &amp; Wales</b>		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) <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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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