

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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1 KIRBY CLOSE, SAPCOTE, LE9 4EZ

ASKING PRICE £310,000

NO CHAIN. Extended and spacious semi detached family home. Sought after and convenient cul de sac location within waking 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. Well presented and benefiting from Feature fireplace with back boiler multi fuel stove, tiled flooring, and UPVC SUDG. Accommodation offers entrance porch, lounge, kitchen diner and conservatory. Three good sized bedrooms (main with en suite shower room and dressing room) and bathroom. Wide driveway to single garage. Enclosed rear garden with Hot Tub and Summerhouse. Carpets, curtains, blinds and light fittings included.



TENURE

Freehold
Council Tax Band B

ACCOMMODATION

UPVC SUDG front door to

ENTRANCE PORCH

With the fuse box, laminate strip flooring, white panelled folding door to a storage cupboard for coat hanging, a further white panelled folding door to the

LOUNGE TO FRONT

12'4" x 13'10" (3.76 x 4.24)

With feature fireplace with slate hearth and backing with white wooden mantle surrounding incorporating a back boiler multifuel stove which controls the central heating system, double cupboard to side alcove, stairway to first floor, TV aerial point, white wooden and glazed door to the



KITCHEN TO REAR

13'10" x 9'2" (4.24 x 2.80)

With a range of floor standing fitted kitchen units with roll edge working surface above and inset drainer sink with mixer tap. Oven with a four ring electric hob and extractor above with stainless steel splashback, integrated fridge freezer and under counter space for a washing machine. A further range of matching wall mounted cupboard units and matching display shelving unit with glass fronted cupboards, radiator and tiled flooring. Door to



CONSERVATORY TO REAR

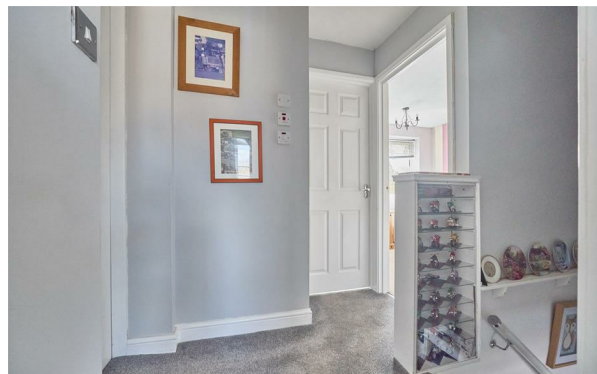
9'4" x 11'9" (2.86 x 3.60)

With radiator, wall mounted working surface with double cupboard beneath and seating area. A further matching tall double cupboard unit, wall mounted shelving and UPVC SUDG doors to the rear garden.



FIRST FLOOR LANDING

With loft access, white panelled interior door to



BEDROOM ONE TO FRONT

10'0" x 14'7" (3.07 x 4.45)

With radiator, white panelled interior door to a walk in wardrobe with fitted railings. A further white panelled interior door to the



ENSUITE SHOWER ROOM

6'9" x 5'8" (2.06 x 1.75)

With corner shower cubicle with electric shower attachment and glass sliding screen surrounding. Low level WC, vanity sink unit with double cupboard beneath and two further storage cupboard units, chrome heated towel rail, extractor fan and vinyl flooring.



BEDROOM TWO TO FRONT

13'11" x 9'0" (4.25 x 2.76)

With a range of fitted bedroom furniture consisting wardrobes with matching cupboards above and a row of cupboards above the bedhead. Two matching bed side tables, matching corner cupboard unit and dressing table with mirror above. Wood strip flooring and radiator.



BEDROOM THREE TO REAR

9'3" x 8'2" (2.83 x 2.49)

With radiator and white panelled interior door to a storage cupboard which houses the immersion heater.



BATHROOM TO REAR

5'4" x 7'6" (1.65 x 2.31)

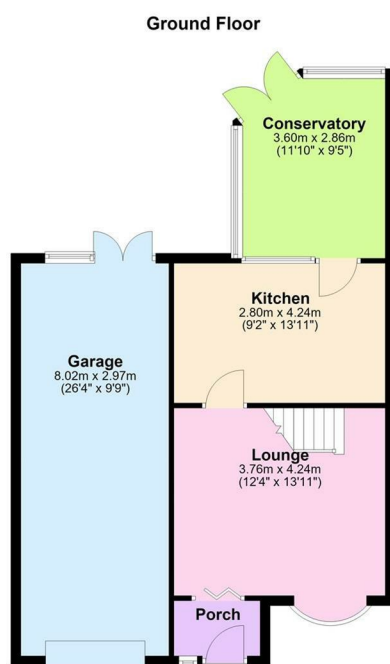
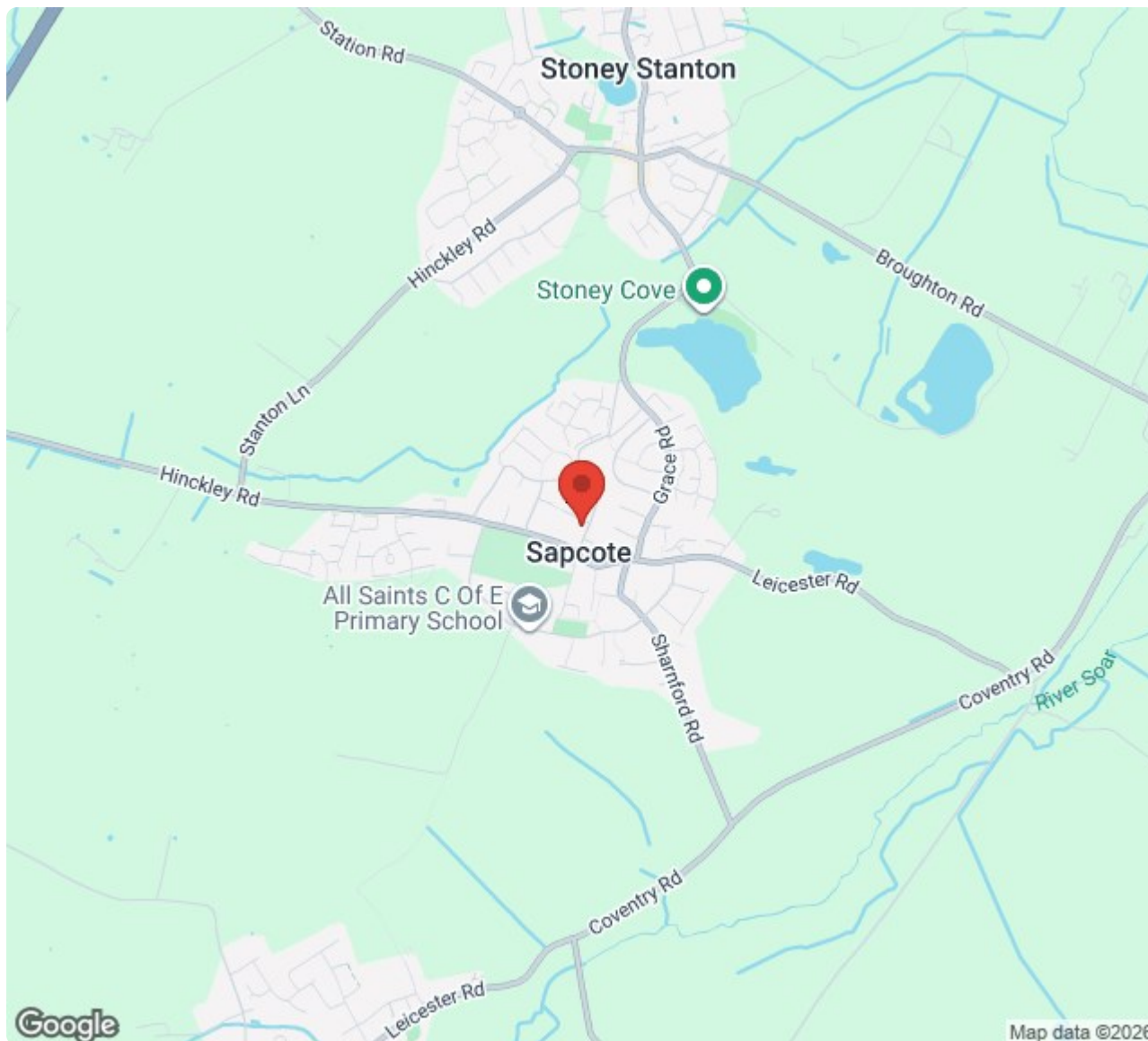
With panelled bath with mixer tap and electric shower attachment above with folding shower screen. Low level WC, pedestal wash hand basin, fully tiled surrounds. chrome heated towel rail, inset ceiling spotlights and extractor fan.



OUTSIDE

Outside the property is nicely situated in a cul de sac set back from the road with a block paved wide driveway to the front leading to a single integral garage (2.97m x 8.02m) with lighting, power, electric roller shutter door to front and with central heating. The rear garden is fenced and enclosed with a covered patio area with hot tub (included) with power points, outside tap and a slabbed patio. Steps lead up to the remainder of the garden which is laid in composite decking with a surrounding composite fence and a further covered seating area with surrounding border edged by timber sleepers. There is a summer house to the top of the garden (2.76m x 2.27m) with lighting and power.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	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		
		76
	58	
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
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Not environmentally friendly - higher CO ₂ emissions		
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