

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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25 HINCKLEY ROAD, SAPCOTE, LE9 4FS

OFFERS OVER £270,000

Impressive eye catching cottage style detached home built in 2018 by locally based Divine Developments to a high specification with Old Hoskins Farmhouse brick and traditional slate roof. Sought after and convenient non estate location within walking distance of the village centre, local school, shops, public house, open countryside and with access to the M69 motorway and other larger centres. Immaculate contemporary style interior, energy efficient, with a range of high quality fixtures and fittings including latched and braced interior doors, tiled flooring, luxury fitted kitchen with built in appliances, luxury bathroom, multi fuel stove, spotlights, gas central heating and UPVC SUDG. Bright accommodation offers entrance porch, separate WC, lounge, dining kitchen and utility room. 3 bedrooms (main with en suite shower room) and family bathroom. Hard landscaped sunny side and rear garden. Natural yellow limestone patio and pathways. Solid granite cobbled resin bound driveway. Viewing highly recommended. Contact Agents to view



TENURE
FREEHOLD

ACCOMMODATION

Attractive composite panelled and SUDG front door with outside lighting to

ENTRANCE PORCH

with overhead lighting. Wired in smoke alarm. Attractive latched and braced interior door to

FRONT LOUNGE

15'6" x 11'0" (4.73 x 3.37)

with feature brick fireplace, tiled hearth and oak effect click flooring. Solid oak beam above incorporating a black cast iron multi fuel stove. Oak flooring. Solid oak beam to ceiling. Two radiators. Two matching wall lights. TV aerial point. Dogleg stairway to first floor with stained spindle balustrades. Useful under stairs storage cupboard beneath.



FITTED DINING KITCHEN TO REAR

12'6" x 15'3" (3.83 x 4.65)

fitted with a fashionable range of cream fitted kitchen units consisting inset 1.1/2 bowl single drainer sink unit with mixer taps above and cupboards beneath. Further matching range of floor mounted cupboard units including two 3 drawer units. Contrasting roll edged working surfaces above with inset four ring stainless steel gas hob unit. Single fan assisted oven with grill beneath. Stainless steel chimney extractor hood above. Further matching range of wall mounted cupboard units and one tall larder unit. Integrated appliances including a dishwasher and a fridge freezer. Ceramic tiled flooring. Inset ceiling spotlights.

Radiator. UPVC SUDG French doors to rear garden.



UTILITY ROOM TO FRONT

8'4" x 5'2" (2.55 x 1.60)

with matching units from the kitchen consisting inset single drainer sink unit with mixer taps above and double base unit beneath. Roll edged working surfaces above. Tiled splashbacks. Further wall mounted cupboard unit concealing the gas condensing combination boiler for central heating and domestic hot water. Appliance recess points. Plumbing for automatic washing machine. Wall mounted consumer unit. Ceramic tiled flooring. UPVC SUDG to the side of the property. Door to



SEPARATE WC

with white suite consisting pedestal wash hand basin and low level WC. Radiator. Contrasting tiled surrounds including the flooring. Extractor fan

FIRST FLOOR LANDING

REAR BEDROOM ONE

15'2" x 12'6" (4.64 x 3.83)

with radiator. TV aerial point. Door to



EN SUITE SHOWER ROOM

3'11" x 7'7" (1.20 x 2.33)

with white suite consisting fully tiled shower cubicle with glazed shower door. Pedestal wash hand basin and low level WC. Contrasting tiled surrounds including the flooring. Chrome heated towel rail. Extractor fan. Inset ceiling spotlights. Double glazed Velux window

BEDROOM TWO TO FRONT

10'5" x 11'10" (3.19 x 3.63)

with radiator. Loft access



BEDROOM THREE TO FRONT

9'1" x 12'0" (2.78 x 3.67)

with radiator



FAMILY BATHROOM

6'8" x 5'11" (2.05 x 1.81)

with white suite consisting panelled bath, mixer taps and shower attachment above. Pedestal wash hand basin and low level WC. Contrasting tiled surrounds including the flooring. Chrome heated towel rail. Extractor fan. Inset ceiling spotlights



OUTSIDE

The property is set back from the road, screened behind an ornamental brick retaining wall, having a full width stoned driveway to front. The driveway to the right hand side is not included. A timber gate and pathway lead down the left hand side of the property to the rear. To the right hand side of the property a timber gate offers access to the fully fenced and enclosed rear garden. Adjacent to the rear of the property is a full width slabbed patio, beyond which is the side garden which has a sunny aspect. Outside lighting





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