

Scrivins & Co

ESTATE AGENTS
& LETTING AGENTS

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59 LIME AVENUE, SAPCOTE, LE9 4BD

£320,000

Impressive 2017 Linden Homes Colsterworth design detached family home with open aspect to front. Sought after and convenient cul de sac location close to open countryside within walking distance of the village centre including shops, post office, junior school, public house, garden centre and good access to major road links. Immaculately presented NHBC guaranteed energy efficient with a range of good quality fixtures and fittings including oak panelled interior doors, Amtico flooring, fitted wardrobes, wired in smoke alarms, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers canopy porch, entrance hall, lounge, fitted dining kitchen, UPVC SUDG conservatory, utility room and separate WC. Four good bedrooms (main with en suite shower room) and family bathroom. Driveway to garage. Well kept front and enclosed sunny rear garden with shed. Viewing recommended. Carpets and blinds included.



TENURE

Freehold

ACCOMMODATION

Open canopy porch with outside lighting. Attractive composite panelled and SUDG front door to

ENTRANCE HALLWAY

with Amtico wood grain flooring. Radiator. Wired in smoke alarm. Wall mounted consumer unit. Digital programmer and thermostat for central heating system on the ground floor. Communicating door to garage. Stairway to first floor. Attractive light oak finish interior doors to

FRONT LOUNGE

11'0" x 15'8" (3.37 x 4.80)

with two radiators. TV aerial point including TalkTalk and Sky.



FITTED DINING KITCHEN TO REAR

18'4" x 11'5" (5.59 x 3.48)

with a fashionable range of gloss white fitted kitchen units with soft close doors consisting inset 1 and a half bowl single drainer stainless steel sink unit with mixer taps above, cupboard beneath. Further matching floor mounted cupboard units. Contrasting grey working surfaces above with inset four ring stainless steel gas hob unit. stainless steel splashback. Stainless steel chimney extractor hood. Matching upstands. Further matching wall mounted cupboard units. Central island unit with three drawers and shelving beneath. Further integrated appliances include a double fan assisted oven with grill and dishwasher. Two double panelled radiators. Amtico wood grain flooring. Useful under stairs storage cupboard. UPVC SUDG French doors lead to



UPVC SUDG CONSERVATORY

11'2" x 11'2" (3.41 x 3.42)

with oak finish laminate wood strip flooring. Two double power points. Conservatory blinds are included. UPVC SUDG French doors to rear garden.



UTILITY ROOM TO REAR

5'9" x 5'8" (1.77 x 1.73)

with matching units from the kitchen consisting inset single drainer stainless steel sink unit with mixer tap above and cupboard beneath. Grey working surfaces above. Matching upstands. Further matching wall mounted cupboard units. Appliance recess points. Plumbing for automatic washing machine. Wall mounted gas condensing boiler for central heating and domestic hot water with digital programmer. Amtico wood grain flooring. Extractor fan. Wired in carbon monoxide detector. Composite panelled and SUDG door to rear garden. Door to

SEPARATE WC

with white suite consisting low level WC. Pedestal wash hand basin. Tiled splashbacks. Amtico wood grain flooring. Radiator. Extractor fan.

FIRST FLOOR GALLERY LANDING

with white spindle balustrades. Radiator. Door to the airing cupboard housing the cylinder fitted immersion heater for supplementary domestic hot water. Wired in smoke alarms. Loft access.

BEDROOM ONE TO FRONT

15'7" x 11'1" (4.75 x 3.39)

with built in double sliding wardrobes with mirror glazed doors to front. Radiator. TV aerial point. Door to



EN SUITE SHOWER ROOM

5'9" x 6'1" (1.76 x 1.87)

with white suite consisting fully tiled double shower cubicle with glazed shower door. Pedestal wash hand basin. Low level WC. Contrasting tiled surrounds. Radiator. Extractor fan. Shaver point.



BEDROOM TWO TO FRONT

14'2" x 10'11" (4.33 x 3.35)

with a range of Hammonds fitted wardrobes. Radiator. TV aerial point.



BEDROOM THREE TO REAR

11'6" x 10'11" (3.52 x 3.34)

with radiator. TV aerial point.



BEDROOM FOUR TO REAR

9'7" x 8'2" (2.93 x 2.51)

with radiator. TV aerial point.



FAMILY BATHROOM TO REAR

8'2" x 4'11" (2.50 x 1.51)

with white suite consisting panelled bath with shower unit above. Pedestal wash hand basin. Low level WC. Contrasting tiled surrounds. Chrome heated towel rail. Extractor fan.



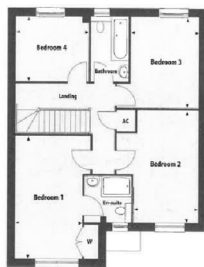
OUTSIDE

the property is nicely situated at the head of a cul de sac over looking an Eco area to front. The property is set back from the road having a well stocked front garden. A double tarmac driveway to side leads to the single integral garage (5.20 x 2.44) with an electric roller shutter door to front having light and power. A slabbed pathway and timber gate leads down the left hand side of the property to the fully fenced and enclosed rear garden which has a slabbed patio adjacent to the rear of the property edged by a low brick retaining wall. The garden is principally laid to lawn with surrounding well stocked beds and borders. Outside tap. Timber shed included. Garden has a sunny aspect.





GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		82	
(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			
England & Wales		EU Directive 2002/91/EC	