



38 WILLIAM SPENCER AVENUE, SAPCOTE, LE9 4NF

OFFERS OVER £485,000

NO CHAIN. Impressive 2016 David Wilson built Holden design detached family home, on a private road with open aspect to front. Sought after and convenient location within walking distance of the village centre, including shops, post office, junior school, public house, garden centre, open countryside and good access to major road links. Immaculate contemporary style interior NHBC guaranteed, energy efficient with a range of good quality fixture and fittings. Including white panelled interior doors, spindle balustrades, ceramic tiled flooring, alarm system, front and driveway security cameras, spotlights, alarm system, wired in smoke alarms, gas central heating and UPVC SUDG. Spacious accommodation offers, entrance hall, separate W.C, study, lounge with feature contemporary marble fireplace, open plan fitted living dining kitchen, with built in appliances, and utility room. Gallery landing, four good bedrooms (main with en-suite shower room) and family bathroom. Deep driveway to double garage, well kept front and enclosed rear garden with a shed. Viewing highly recommended, carpets and blinds included.



TENURE
FREEHOLD

COUNCIL TAX BAND E

ACCOMODATION

Attractive sage green composite panel SUDG front door with outside lighting to:

ENTRANCE HALLWAY

Single panelled radiator, wired in smoke alarm, key pad for burglar alarm system, door bell chime, thermostat for central heating system , stairway to first floor with white spindle balustrades, white panelled interior doors. Door to under stairs storage cupboard with ceramic tile flooring and wall mounted consumer unit.



SEPERATE WC

White suite consisting of low level WC, vanity sink unit with gloss white double cupboard underneath, contrasting tile surrounds including the flooring. Radiator.



STUDY TO FRONT

7'8" x 9'6" (2.36 x 2.90)

With single panelled radiator, telephone point, including BT broadband. The office furniture is included.



FRONT LOUNGE

12'1" x 19'1" (3.70 x 5.82)

With feature contemporary white marble fireplace, incorporating living flame coal effect electric fire. Two radiators, TV aerial point.



FITTED OPEN PLAN LIVING DINING KITCHEN TO REAR

19'11" x 14'2" (6.09 x 4.34)

With a fashionable range of cream fitted kitchen units, with soft close doors. Consisting of one a half bowl single drainer, stainless steel sink and mixer tap above, cupboard beneath, Further matching range of floor mounted cupboard units and three drawer unit. Contrasting black granite working surfaces above with inset six ring stainless steel gas hob unit, stainless steel chimney extractor fan above. Matching upstands and tiled splash backs, further matching range of wall mounted cupboard units and one tall larder unit,. Further integrated appliances include a double fan assisted oven with a grill, dishwasher and a larder fridge and freezer. There is also concealed lighting over the working surfaces, inset ceiling spotlights, ceramic tiled flooring, two radiators, TV aerial point. UPVC SUDG French doors in UPVC SUDG pod to rear, leading to the rear garden.



UTILITY ROOM TO REAR

5'1" x 8'6" (1.56 x 2.61)

With matching units from the kitchen, consisting inset single stainless steel sink and drainer with mixer taps above and cupboards beneath, further matching floor mounted cupboards, contrasting black roll edged working surfaces above. Matching upstands and tiled splash backs, further wall mounted cupboard unit. Appliance recess points, plumbing for washing machine, ceramic tiled flooring, wall mounted gas condensing boiler for central heating and domestic hot water with digital programmer, carbon monoxide detector, radiator and white composite panelled SUDG door leading to the rear garden.



FIRST FLOOR GALLERY LANDING

With white spindle balustrades, radiator, wired in smoke alarm and door to the airing cupboard housing the Megaflow water cylinder with immersion heater for supplementary domestic hot water. Loft access.

FRONT BEDROOM ONE

12'11" x 12'1" (3.96 x 3.69)

With a range of fitted furniture in white consisting two triple wardrobe units, two matching bed side cabinets and dressing table. Radiator and TV aerial point. Door to the en-suite shower room.



EN-SUITE SHOWER ROOM

7'2" x 4'5" (2.19 x 1.35)

With white suite consisting of fully tiled double shower cubicle with glazed shower door. Vanity sink with gloss white double cupboard, Mirror fronted double bathroom cabinet above. Low level WC, contrasting tiled surrounds, including the flooring. Shaving point, white heated towel rail, extractor fan and inset ceiling spot lights.



BEDROOM TWO TO FRONT

9'5" x 13'3" (2.88 x 4.06)

Double room with radiator.



BEDROOM THREE TO REAR

12'6" x 14'2" (3.82 x 4.33)

Double room with radiator.



BEDROOM FOUR TO REAR

10'2" x 9'4" (3.11 x 2.86)

Single room with Oak finished laminate strip flooring, radiator, fitted book and display shelving.



FAMILY BATHROOM TO REAR

7'6" x 8'10" (2.31 x 2.71)

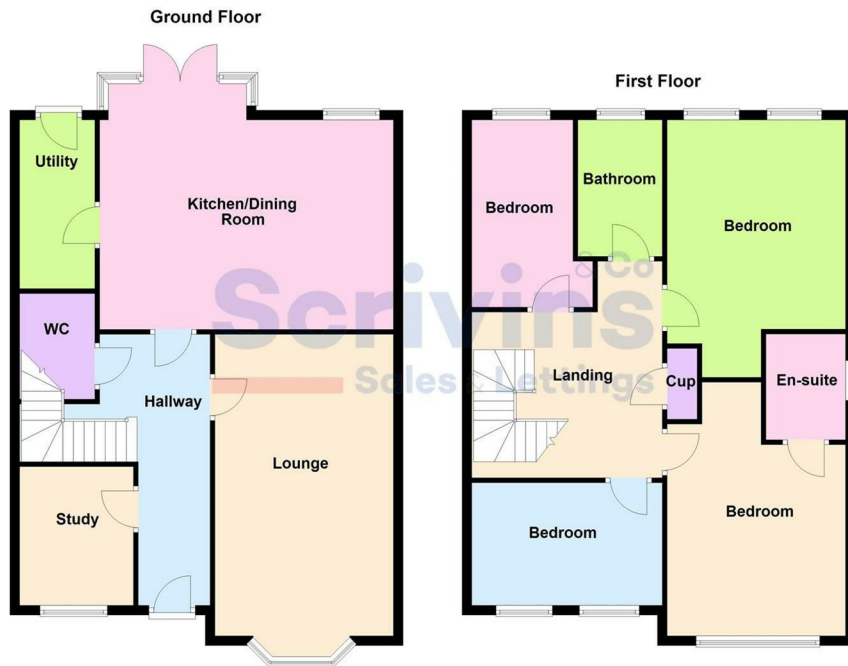
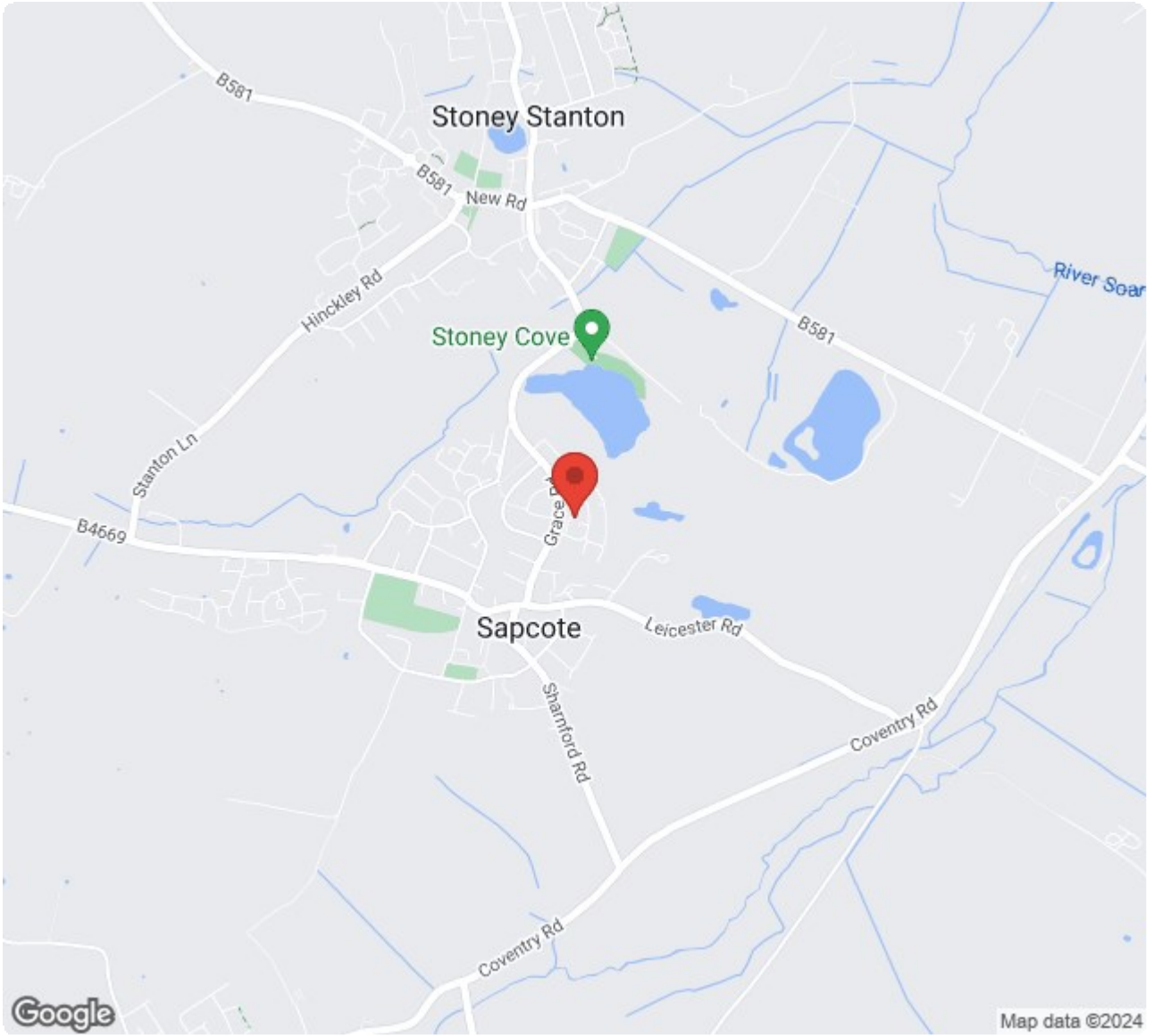
White suite consisting double ended white panelled bath, fully tiled shower cubicle with glazed shower door, vanity sink with gloss white double cupboard below and with circular mirror above and low level WC. Contrasting tiled surrounds including the flooring, white heated towel rail, extractor fan and shaver point.



OUTSIDE

The property is nicely situated on a private driveway set well back from the road, with an open aspect front screened behind wrought iron railings. The front garden is principally laid to lawn with surrounding box hedging, well stocked beds and borders. To the left hand side of the property is a wide Tarmacadam driveway offering ample car parking for approximately four cars. Leading to a detached brick built double garage (5.28m x 5.17m) with two black up and over doors to front, UPVC SUDG side pedestrian door, has light and power and a pitched roof offering further storage. A timber gate leads between the house and the garage to the fully fenced and enclosed rear garden, which has been landscaped, having a full width Indian stone and decorative stone patio adjacent to the rear of the house with a water feature, edged by a wood sleepers, beyond which the garden is mainly laid to lawn with surrounding beds and borders. The is also a timber shed, outside double power point, tap and lighting.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	92
(81-91) B			
(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	



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