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### 23 POUGHIER CLOSE, SAPCOTE, LE9 4JL

**OFFERS OVER £300,000**

Extended vastly improved and refurbished semi-detached family home. Sought after and convenient cul de sac location within walking distance of the village centre including shops, post office, garden centre, primary school, public houses, open countryside, and good access to major road links. Immaculately presented including white panelled interior doors, spindle balustrades, laminate flooring, refitted kitchen and bathroom, spotlights, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hall, lounge, open plan living dining kitchen, utility room. 3 bedrooms and bathroom. Wide driveway, good sized rear garden with timber deck & slabbed patio, viewing recommended. Carpets included.



## TENURE

Freehold

## ACCOMMODATION

Composite SUDG front door to

## ENTRANCE PORCH

7'11" x 2'5" (2.43 x 0.76)

With tiled flooring, timber glazed door to

## ENTRANCE HALLWAY

With grey wood effect laminate flooring, wired in smoke alarm, Honeywell heating thermostat, single panelled radiator. Hardwood glazed door to

## FRONT LOUNGE

14'1" x 10'6" (4.31 x 3.21)

With wood effect laminate flooring, single panelled radiator. TV aerial point, SUDG UPVC glazed bay window, hardwood glazed door to



## KITCHEN/DINER

20'4" x 20'2" (6.22 x 6.15)

With grey wood effect laminate flooring, range of fashionable grey floor standing kitchen units with solid wood worktop, Belling freestanding gas range oven, gas hob above, extractor fan. Range of matching wall units, matching island unit with built in dishwasher. One and a half ceramic sink with chrome mixer tap. Upstanding fashionable white radiator, further double panelled radiator. Door to under stairs storage cupboard housing the RCD fuseboard and electric meter. Grey fashionable bi-fold doors to rear garden. Inset spotlights, velux windows, further timber and glazed door to



## OUTBUILDING/UTILITY ROOM

8'3" x 9'10" (2.54 x 3.02)

Housing the Valliant combination boiler for central heating and domestic hot water, single panelled radiator, length of working surfaces, plumbing for washing machine. Two timber doors for front and rear access

## FIRST FLOOR LANDING

With spindle balustrades, wired in smoke alarm. Loft access with ladder and partially boarded. Panelled door to

## REAR BEDROOM ONE

14'2" x 12'4" (4.33 x 3.76)

With wood strip laminate flooring, double panelled radiator. one double and one single built in wardrobes with shelving, Panelled door to





### FRONT BEDROOM TWO

11'0" x 10'7" (3.36 x 3.23)

With wood strip laminate flooring, double panelled radiator. Panelled door to built in wardrobe. Panelled door to



### BEDROOM THREE

9'1" x 7'8" (2.78 x 2.34)

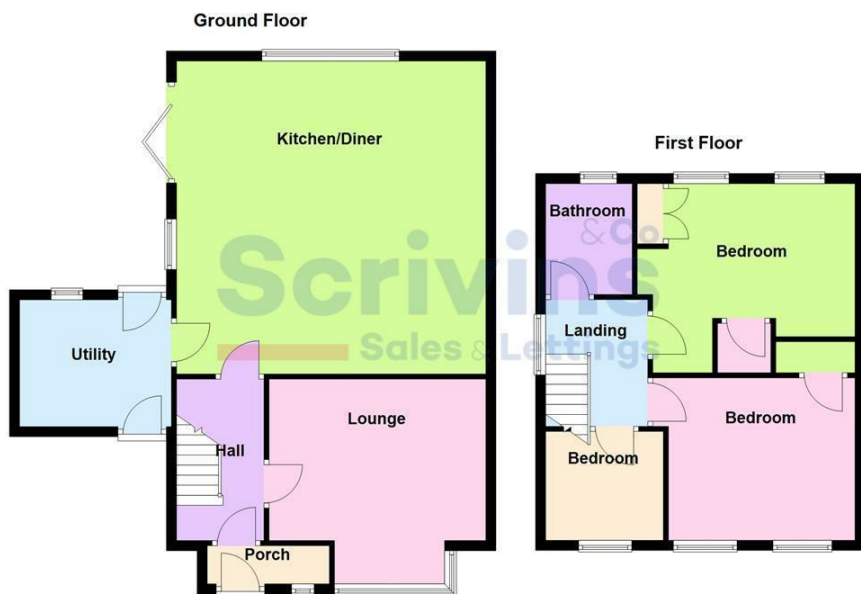
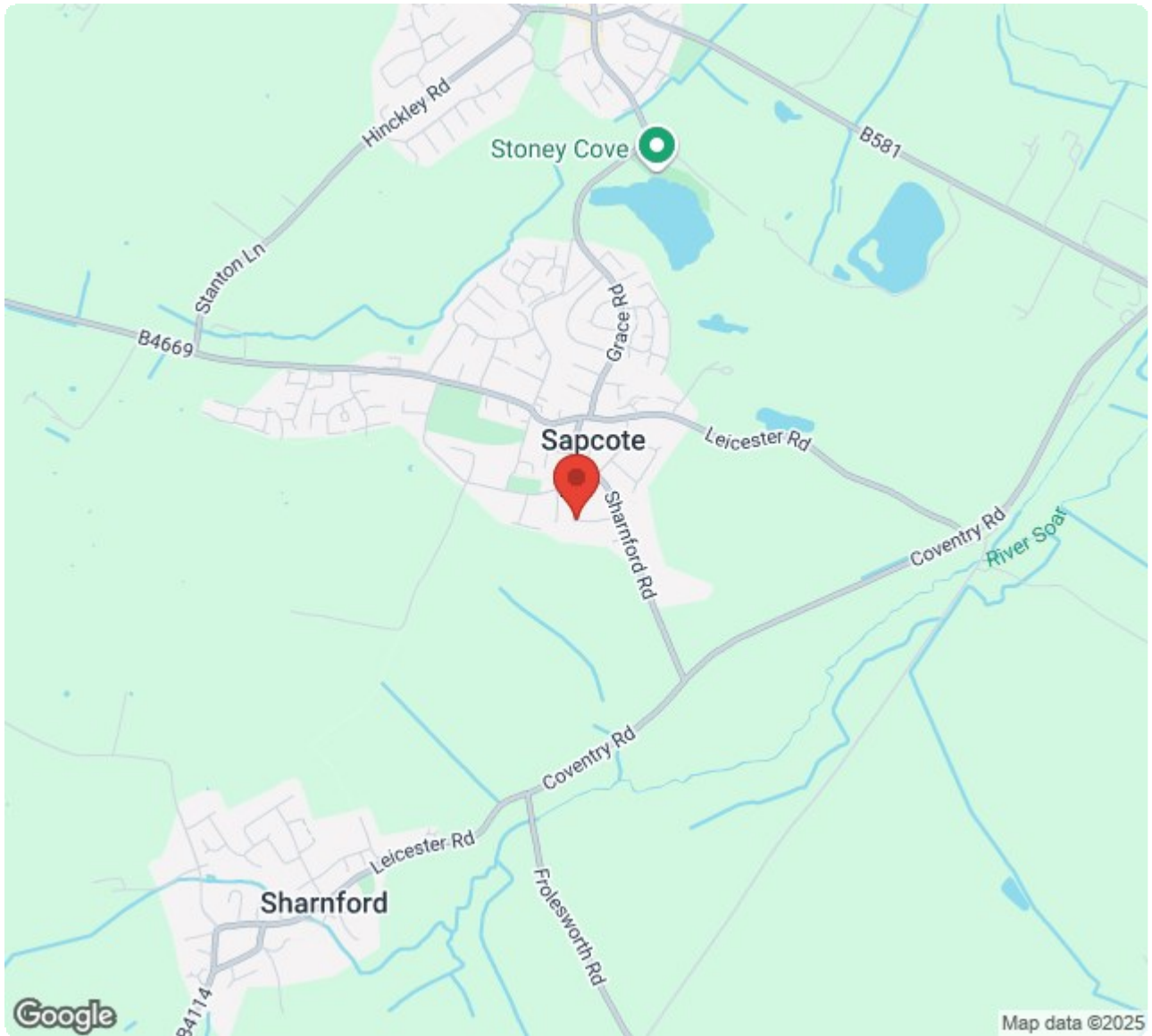
With wood strip laminate flooring, single panelled radiator. Timber door to over stairs cupboard.



### OUTSIDE

The property to front has a triple width block paved driveway enclosed with a brick wall and fencing, the rear of the property is a decked patio adjacent to the property, further area of decorative stone and concrete slabbed patio, there is also a timber pergola. The garden is enclosed with fencing, a sleeper retaining wall beyond which is an area of lawn, vegetable patch and timber shed.





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		
England & Wales 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		
England & Wales EU Directive 2002/91/EC		

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