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### 8 ELDER CLOSE, SAPCOTE, LE9 4BE

**OFFERS OVER £250,000**

No Chain Attractive 2015 Linden homes built Shelton design semi detached family home. Sought after and convenient cul de sac location within walking distance of the village centre including shops, co op post office, junior school, public house, garden centre with cafe, parks and good access to major road links. Well presented, energy efficient with a range of good quality fixtures and fittings including wood grain interior doors, wooden flooring, wired in smoke alarms, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, lounge, inner hallway with walk in cloakroom/store room, fitted dining kitchen with French doors. Three bedrooms main with en suite shower room and family bathroom. Wide driveway and enclosed sunny rear garden. Viewing recommended. Carpets included.





## TENURE

Freehold  
Council Tax Band B

## ACCOMMODATION

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

## ENTRANCE HALLWAY

With oak finish laminate wood strip flooring, radiator with surrounding ornamental radiator cover, wall mounted consumer unit. Doorbell chime, wired in smoke alarm. Stairway to first floor. Attractive oak wood grain interior doors lead to

## LOUNGE TO FRONT

11'7" x 14'2" (3.55 x 4.34)

With oak finish laminate wood strip flooring, radiator, digital thermostat for the central heating system on the ground floor. Digital audio broadcasting point and power points for wall mounted flat screen TV. Door to



## INNER LOBBY

With oak finish laminate wood strip flooring. Door to

## WALK IN CLOAKROOM/STORE ROOM

With oak finish laminate wood strip flooring, fitted shelving, extractor fan and lighting, previously a WC.

## FITTED DINING KITCHEN TO REAR

14'9" x 9'2" (4.52 x 2.80)

With a fashionable range of gloss cream fitted kitchen units with soft close doors consisting inset one and a half bowl single drainer stainless steel sink unit, mixer taps above, cupboard beneath. Further matching floor mounted cupboard units and three drawer unit, contrasting grey working surfaces above with inset four ring stainless steel gas hob unit with single fan assisted oven with grill beneath. Stainless steel chimney extractor hood above. Matching upstands and grey tiled splashbacks. Further matching wall mounted cupboard units one concealing the gas condensing boiler for central heating and domestic hot water with digital programmer. Integrated dishwasher, plumbing for automatic washing machine. Ceramic tiled flooring, radiator. Wired in heat detector. Door to a walk in pantry with fitted shelving. UPVC SUDG French doors leading to the rear garden.



## FIRST FLOOR LANDING

With wired in smoke alarm, door to the airing cupboard housing the cylinder/fitted immersion heater for supplementary and domestic hot water. Loft access.

## BEDROOM ONE

9'3" x 9'4" (2.82 x 2.87)

With built in double wardrobe, wood grain laminate wood strip flooring, radiator, TV aerial point. Telephone point. Door to



### EN SUITE SHOWER ROOM

5'6" x 6'4" (1.68 x 1.94)

With white suite consisting of a fully tiled shower cubicle with glazed shower doors, pedestal wash hand basin and low level WC. Contrasting tiled surrounds, radiator, shaver point, extractor fan. Wall mounted mirror fronted bathroom cabinet.



### BEDROOM TWO TO REAR

8'8" x 9'11" (2.66 x 3.03)

With woodgrain laminate wood strip flooring, radiator. TV aerial point.



### BEDROOM THREE TO REAR

5'10" x 9'10" (1.79 x 3.01)

With single panelled radiator. Wood grain laminate wood strip flooring, TV and telephone points.



### BATHROOM TO SIDE

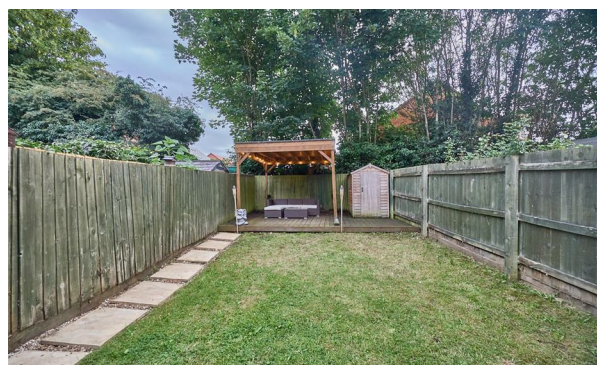
6'5" x 5'6" (1.98 x 1.69)

With white suite consisting of a panelled bath, main shower unit above, pedestal wash hand basin and low level WC. Contrasting tiled surrounds, chrome heated towel rail, extractor fan.

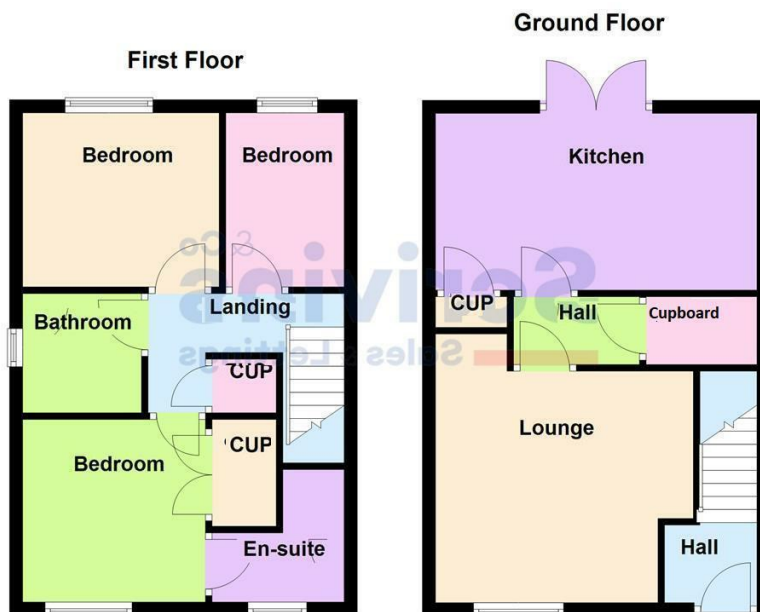
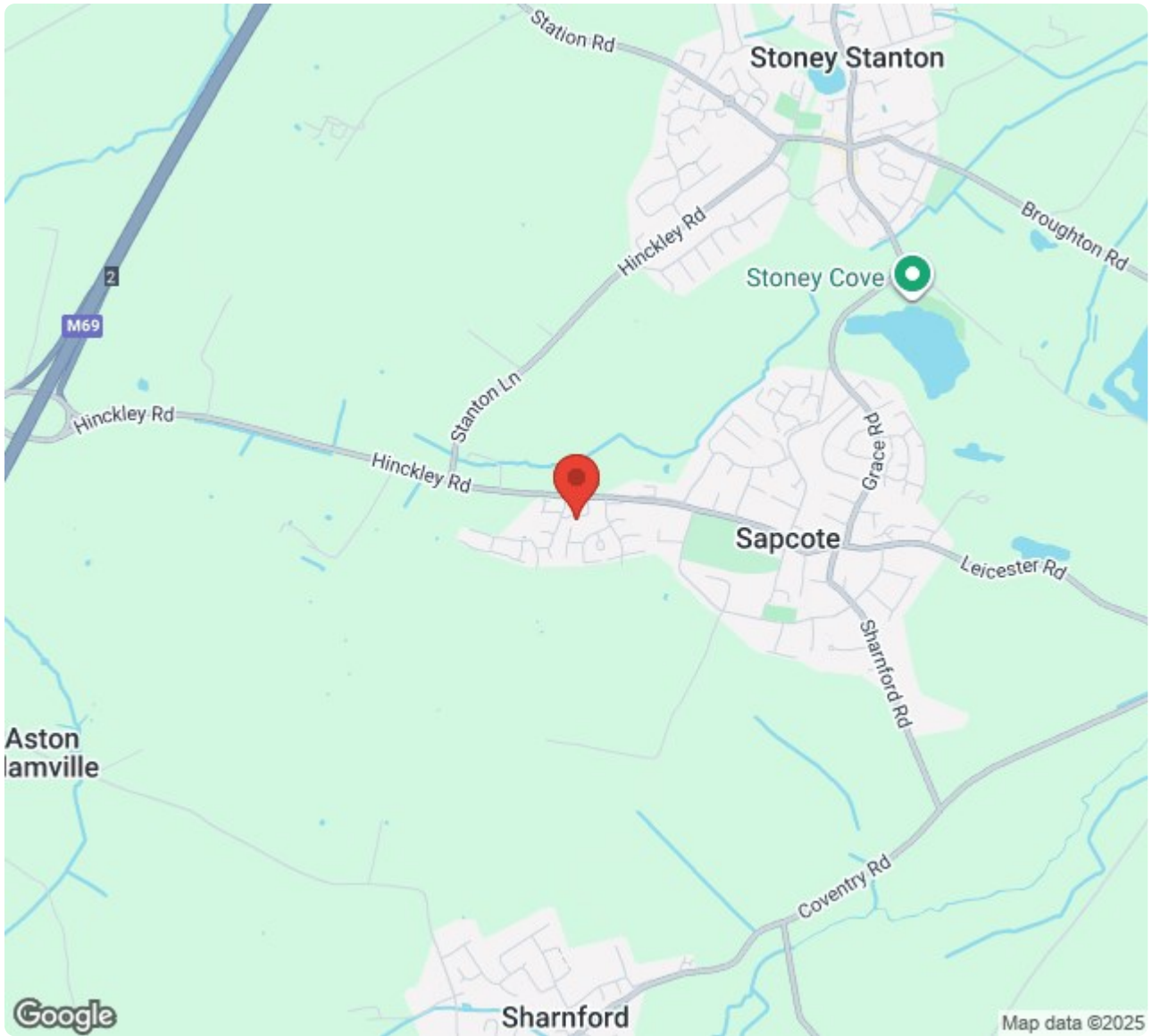


### OUTSIDE

The property is nicely situated in a cul de sac set back from the road having a full width tarmac driveway to front with surrounding slabbed pathways, a slabbed pathway leads down the side of the property through a timber gate to the fully fenced and enclosed rear garden which has a full width slabbed patio adjacent to the rear of the property, beyond which the garden is principally laid to lawn. To the top of the garden is a full width timber decking patio with surrounding pergola and a timber shed. There is also an outside power point and tap and light. There is a double power point to the top of the garden and the garden has a sunny aspect.







| 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                         |         |           |

