



Lime Avenue, Sapcote, LE9



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Offers over £360,000



Key Features

- Four Double Bedrooms
- Detached Family Home
- Built by the Reputable Linden Homes
- Modern Kitchen Diner & Utility Room
- Refurbished Downstairs WC
- Popular Residential Location Not Overlooked From Front
- EPC rating B





MODERN FAMILY HOME! - Perfect for growing families in search of more space, walk in and be surprised by this four double bedroomed detached family home built by award-winning house developer 'Linden Homes' on the fringes of the sought after village of Sapcote and must be viewed in person to be fully appreciated. Featuring gas central heating, working alarm, cameras, fitted 'Hilary' blinds throughout, Karndean flooring and double glazing throughout, the layout includes an entrance hall, lounge, kitchen diner, utility room and refurbished WC. Upstairs you will find four well proportioned bedrooms (the principal bedroom with ensuite) and a contemporary fitted family bathroom. Occupying a peaceful position with open space to the front, the plot offers parking with access to a single garage and mainly laid to lawn garden at the rear. Offering a wide range of attractive attributes and available with no upward chain, an early viewing is therefore strongly recommended to avoid disappointment.

Ground Floor

Upon entry to the home you step into the entrance hall providing the perfect space for your coats and shoes and offers a staircase rising to the first floor. A door leads through to the living room enjoying an abundance of natural light provided by a double glazed window to the front elevation. With Karndean flooring and a door leading to the contemporary kitchen diner fitted with a range of wall mounted and base units with complementary work surfaces over and brick effect tiled splashbacks. Features include an inset 1.5 sink and drainer, built in 'Zanussi' oven, 'Zanussi' four ring gas hob with extraction hood, integrated dishwasher and space for fridge freezer. Affording ample space for a table and chairs, there is a useful storage cupboard, French doors to the rear garden. Further to the kitchen is a utility room, offering additional storage and appliance space with tiling

and access to the refurbished ground floor WC comprising a wash hand basin and low level WC.

First Floor

Moving upstairs you'll find all four bedrooms which are all double in size, there is the loft access with boarding, ladder and motion sensor lighting, the airing cupboard and the bathroom which has a bath tub, WC and wash hand basin, with complementary tiling. Bedroom One enjoys the use of built in wardrobes and has a modern fitted ensuite with a shower cubicle, WC and a wash hand basin.

Outside

Occupying a family friendly position, the plot offers a tarmac driveway to the front providing off road parking with access to an integral single garage measuring 5.09m x 2.57m and boasting light, power, up and over door and a side access door. Gated access to the side leads to a pathway with motion sensor lighting to the mainly laid to lawn garden, magnolia and cherry tree, PV lighting, with fencing to boundaries, swing and a patio area adjacent to the accommodation ideal for outdoor entertaining. PLEASE NOTE: There is a management fee paid every 6 months for the maintenance of the green areas on the development. We have been advised by the seller that this is £142.75 every 6 months.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Hinckley & Bosworth - Tax Band D. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

Need Independent Mortgage Advice?

We are pleased to introduce the Mortgage Advice Bureau, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their advice is tailored to your circumstances, whether you're looking to take your first steps on the





property ladder, moving home, or even investing in a buy-to-let property. They can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.

Making an Offer

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). You will also be asked to provide us with proof of how you will be funding your purchase. Please note that when making an offer, if you are taking out a mortgage, you will also be asked to have a no obligation chat with our 'in branch' mortgage adviser to confirm your affordability. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

Agents Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements (width x length), floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

Referrals

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Benjamin York at Chamelio to help with finances, we may receive a referral fee if you take out a

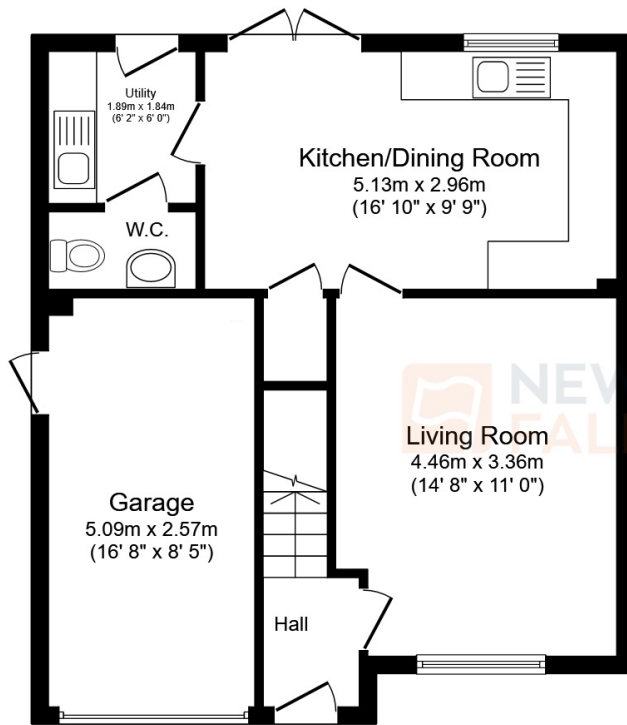
mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

Free Property Valuations

If you have a house to sell then we would love to provide you with a free no obligation valuation.

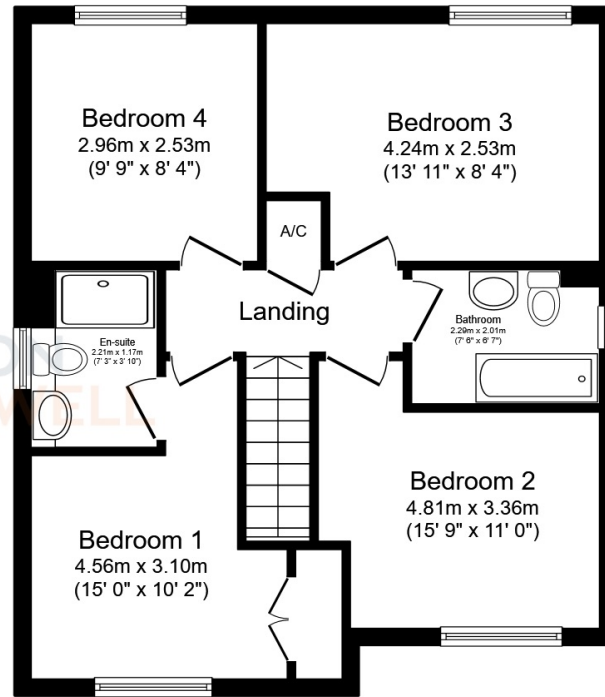






Ground Floor

Floor area 55.6 m² (599 sq.ft.)



First Floor

Floor area 55.6 m² (598 sq.ft.)

TOTAL: 111.2 m² (1,197 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io





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