



Kirby Close, Sapcote LE9 4EZ

£280,000

PE
PICKER
ELLIOTT
ESTATE AGENTS

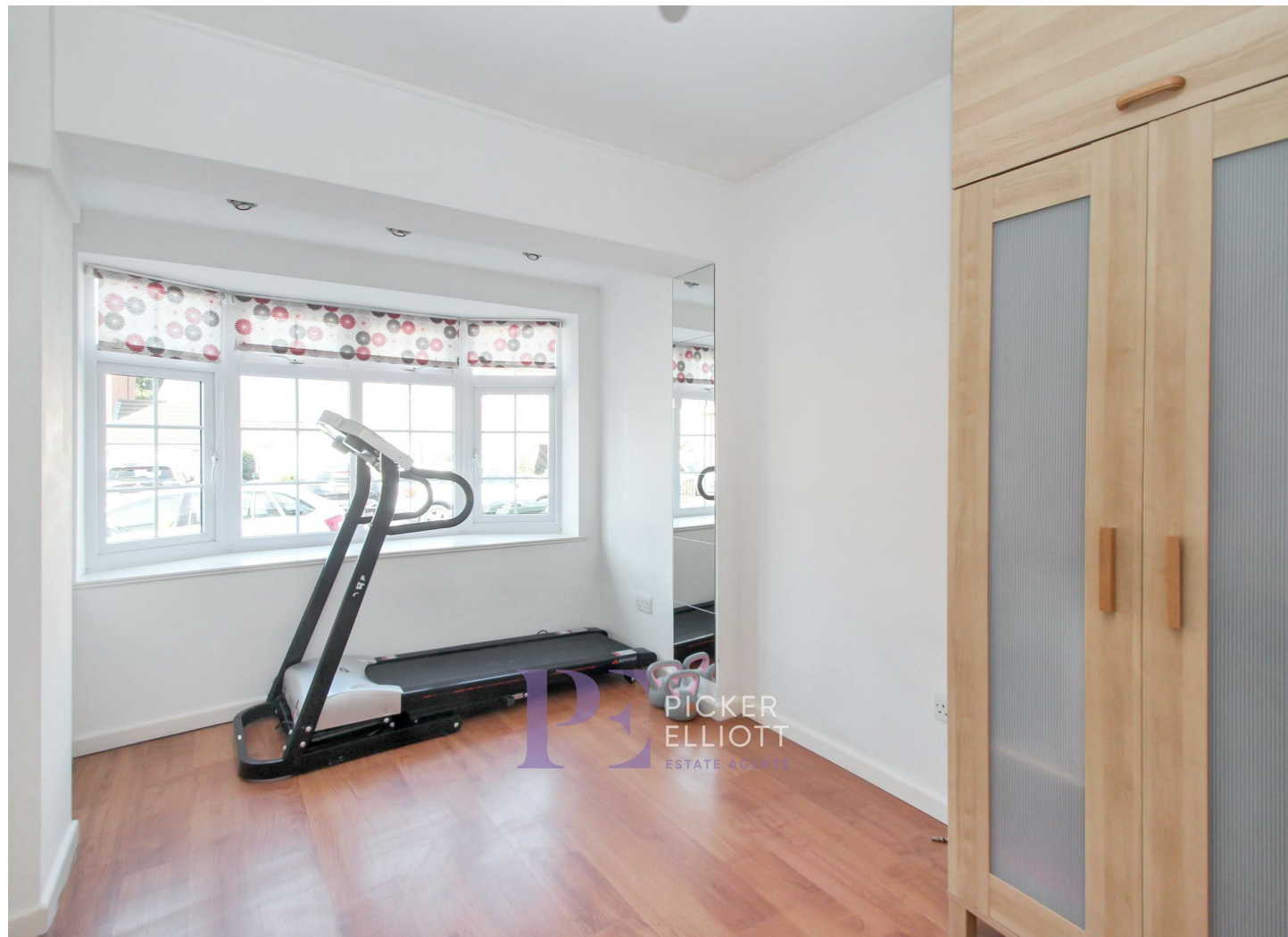
110 CASTLE STREET,
HINCKLEY, LE10 1DD
01455 612613

Welcome to this charming semi-detached house located in the delightful village of Sapcote on Kirby Close. This property boasts two inviting reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three generously sized bedrooms, there is ample space for the whole family to enjoy.

The south-facing garden is a real gem, offering the perfect spot to soak up the sun and enjoy outdoor activities. Imagine hosting summer barbecues or simply unwinding in your own private outdoor sanctuary.

Situated in a peaceful cul-de-sac, this property provides a tranquil and safe environment for you and your family to call home. The lack of chain means a potentially smoother and quicker process for those eager to make this house their own.

With its lovely village location, you'll have easy access to local amenities, schools, and charming countryside walks. Don't miss out on the opportunity to own this wonderful property in the heart of Sapcote.



Enter Via Wooden Door into

Enclosed Porch

With radiator and opaque glazed door leading through to

Lounge

13'9 x 12'4 (4.19m x 3.76m)

With double glazed bow window to front, feature fire with inset living flame gas fire, black marble effect hearth and backing, radiator and further door to

Playroom

13'0 x 8'0 (3.96m x 2.44m)

With double glazed bow window to front, laminate flooring and radiator.

Kitchen/Dining Room

23'0 x 12'2 (max) (7.01m x 3.71m (max))

Kitchen area with excellent range of base and wall units, wooden work surfaces over, curved up stands and tiling to splash backs, inset 4 ring gas hob with built in oven and extractor hood, inset ceramic sink with mixer taps, space for dishwasher, breakfast bar area, glass fronted display cabinet and tiled flooring.

Dining area with stairs to first floor landing, two radiators, tiled flooring, patio door and archway leading to

Utility Area

With work top, space for washing machine, space for fridge, double glazed window, inset spotlights, tiled flooring and stable door to rear garden.

First Floor Landing

With spindle balustrade, opaque double glazed window, loft access with drop down hatch and doors leading to

Bedroom One

11'0 x 11'1 (3.35m x 3.38m)

With double glazed window, airing cupboard with wall mounted boiler and foam lagged hot water cylinder, wardrobes with mirrored sliding doors and door to

En Suite

3'7 x 7'6 (1.09m x 2.29m)

With walk in shower cubicle, glass door, towel radiator, enclosed low level flush WC, sink, opaque double glazed window, extractor fan, tiling to surrounding four walls and tiled floor.

Bedroom Two

13'9 x 9'2 (4.19m x 2.79m)

With two double glazed windows, two radiators and dado rail.

Bedroom Three

10'5 x 8'0 (3.18m x 2.44m)

With double glazed window and radiator.

Bathroom

7'9 x 7'2 (2.36m x 2.18m)

With enclosed low level WC, vanity sink unit, free standing contemporary bath, walk in corner shower with electric shower, tiling to surrounding four walls, tiled flooring, inset spotlights, extractor fan and opaque double glazed window.

Outside

To The Front of the Property

There is a herringbone pattern block paved drive providing ample off road parking for several vehicles and gated side access leads to

Good Sized Rear Garden

With block paved patio area, brick retaining wall, steps leading to lawned garden area with second patio, surrounding borders, enclosed by timber fencing and is generally private to the rear.

Important Notice

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.
3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required.
4. Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.

5. Where reference is made to planning permissions or potential uses such information is given in good faith. Purchasers should however make their own enquiries into such matters prior to purchase.

6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match expectations you may have of the property.

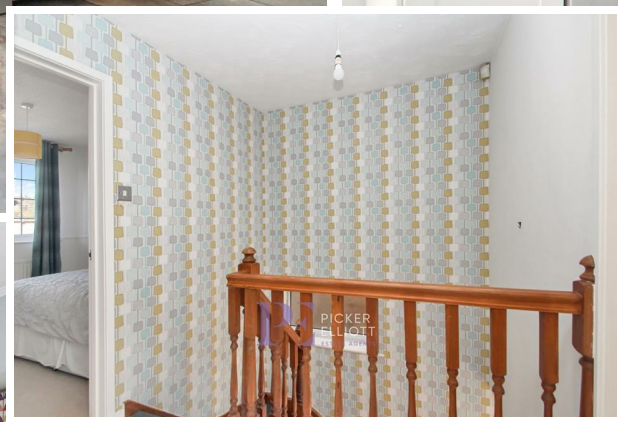
7. The information in these particulars is given without responsibility on the part of the Sole Agents or their Clients. The particulars do not form any part of an offer or a contract and neither the Sole Agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

8. All main services are understood to be connected but have not been tested by the Agents.

9. We accept no liability for the content of the video and recommend a full physical viewing as usual before you take steps in relation to the property (including incurring expenditure).

10. Copyright and Social Media: Unless we agree otherwise with you in writing, we hold the copyright on all photographic and video marketing material used to market your home and these should not be reproduced by any third party without our express consent. Furthermore, we reserve the right to use these for marketing initiatives in order to promote your property or the Company. We may use various options for marketing including all social media and mailing campaigns and should you have any concerns relating to this then you should let us know as soon as possible.

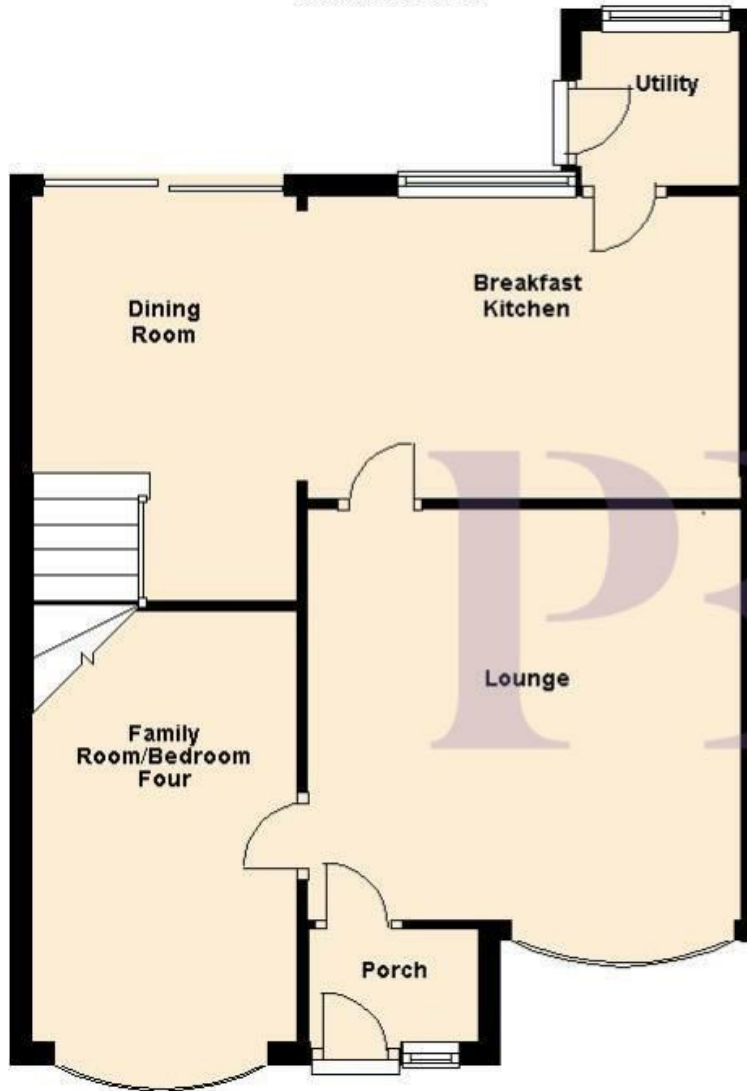
MONEY LAUNDERING REGULATIONS -In line with current money laundering regulations, prospective buyers who have an offer accepted on a property, will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). You will also be asked to provide us with proof of how you will be funding your purchase. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.



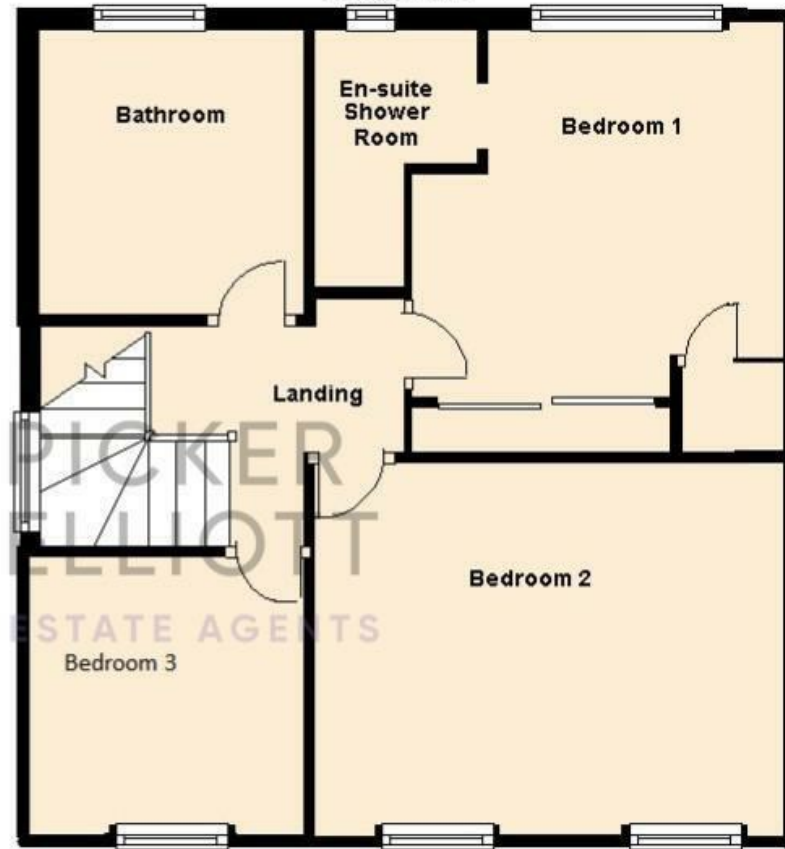


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Ground Floor



First Floor



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

Registered company name: **Picker Elliott LTD**
 Company registration number: **09153786**
 VAT Number: **199 0836 58**

