



PE PICKER ELLIOTT

Lime Avenue, Sapcote LE9 4BD

£375,000

PE
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ELLIOTT
ESTATE AGENTS

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HINCKLEY, LE10 1DD
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Welcome to Lime Avenue, Sapcote - a charming location for this stunning detached house with 4 bedrooms and 2 bathrooms. This property boasts a generous 1,336 sq ft of living space, providing ample room for a growing family or those who love to entertain. As you step inside, you are greeted by a warm and inviting atmosphere, perfect for creating lasting memories with loved ones. The spacious bedrooms offer comfort and privacy, while the bathrooms are elegantly designed for relaxation after a long day. Located in the heart of Sapcote, this house is not just a home, but a lifestyle. The surrounding area is filled with picturesque views and a sense of community that is truly unmatched. Whether you're looking to settle down with your family or simply want to upgrade to a more spacious abode, this property on Lime Avenue is sure to tick all the boxes. Don't miss out on the opportunity to make this house your home sweet home.



Enter Via Opaque Double Glazed Composite Door to

Entrance Hallway

With laminate flooring, radiator, stairs to first floor landing and doors opening to

Lounge

17'8 x 11'6 (5.38m x 3.51m)

With double glazed window to front, double glazed patio doors to rear, two radiators and door to

Inner Hall

With radiator, door to useful storage cupboard and door to

Ground Floor Cloakroom

With low level flush WC, pedestal wash hand basin, extractor fan and radiator.

Living Kitchen/Dining Room

Living Dining Area

14'6 x 10'7 (4.42m x 3.23m)

With double glazed window, radiator, laminate flooring, door to entrance hall and leading through to

L Shape Kitchen

17'0 (max) x 14'5 (5.18m (max) x 4.39m)

With a comprehensive range of modern base and wall units, roll edge work surfaces over, matching up stands to splash back, integrated dishwasher, space for washing machine, built in double oven with gas hob and extractor hood, inset one and a half drainer sink with mixer tap, kick space LED lighting, under cupboard lighting, two double glazed windows, double glazed patio door, laminate flooring, radiator, cupboard housing wall mounted boiler and door back to inner hall.

First Floor Landing

With spindle balustrade, loft access and doors leading to

Bedroom One

14'5 x 12'0 (4.39m x 3.66m)

Built in wardrobe with mirror sliding door, two double glazed windows, two radiators and door leading to

En Suite

6'9 x 3'9 (2.06m x 1.14m)

With enclosed low level flush WC pedestal wash hand basin, enclosed shower with glass screen and tiling to splash back, chrome towel radiator, opaque double glazed window, electric shaver point, extractor fan and tiling to half wall level.

Bedroom Two

10'8 x 8'8 (3.25m x 2.64m)

With double glazed window, radiator, large built in wardrobe and separate cupboard housing pressurised hot water cylinder.

Bedroom Three

11'9 x 8'7 (3.58m x 2.62m)

With double glazed window, radiator and built in wardrobe.

Bedroom Four

8'1 x 8'9 (2.46m x 2.67m)

With double glazed window and radiator.

Bathroom

5'5 x 7'0 (1.65m x 2.13m)

With low level flush WC, pedestal wash hand basin, towel radiator, panel bath with tiling to splash back, opaque double glazed window and extractor fan.

Outside

To The Front of the Property

There is a slab path to covered storm porch front door, remainder is laid to lawn with decorative box hedging, side drive provides off road parking leading to detached garage with up and over garage door, power and lighting and gated side access leads to

Rear Garden

With inset lawn, decked and slabbed patio areas with pergola, outside water tap, outside electric point and enclosed by timber fencing.

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).

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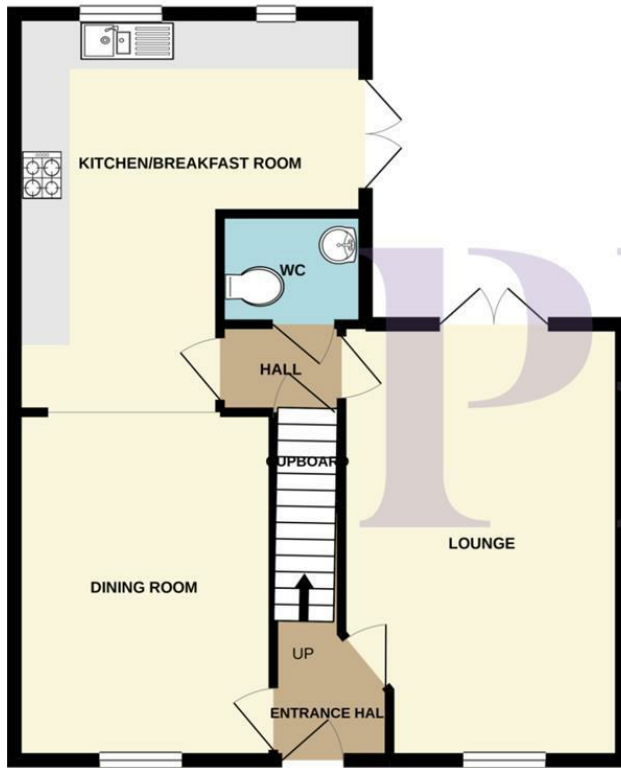
MONEY LAUNDERING REGULATIONS -In line with current money laundering regulations, prospective buyers who have an offer accepted on a property, will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). 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.



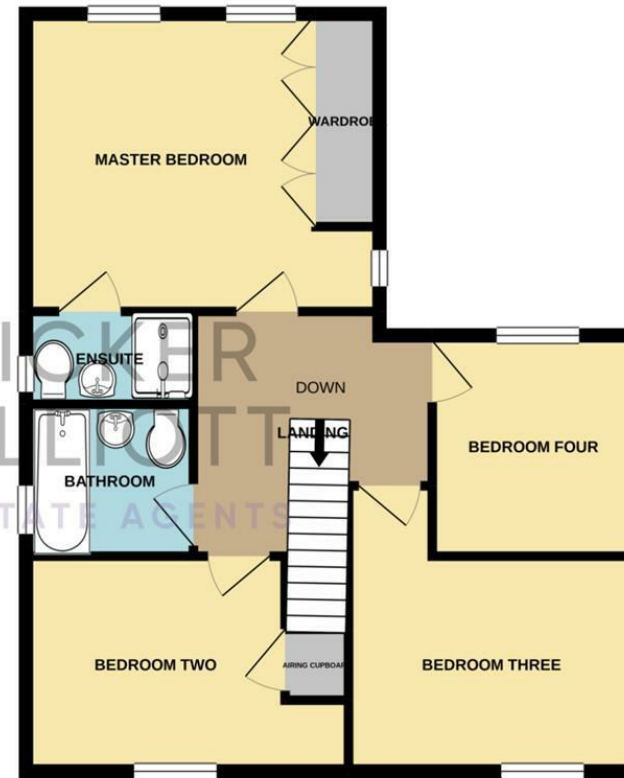


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GROUND FLOOR
629 sq.ft. (58.5 sq.m.) approx.

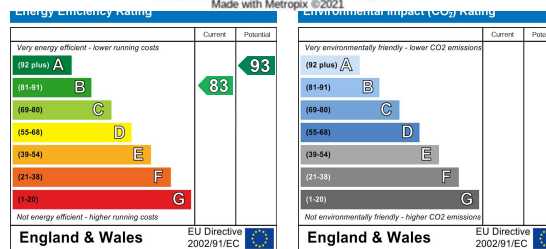


1ST FLOOR
638 sq.ft. (59.2 sq.m.) approx.



TOTAL FLOOR AREA : 1267 sq.ft. (117.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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