



**PE** PICKER  
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Lime Avenue, Sapcote LE9 4BD

Offers In Excess Of £375,000

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110 CASTLE STREET,  
HINCKLEY, LE10 1DD  
01455 612613

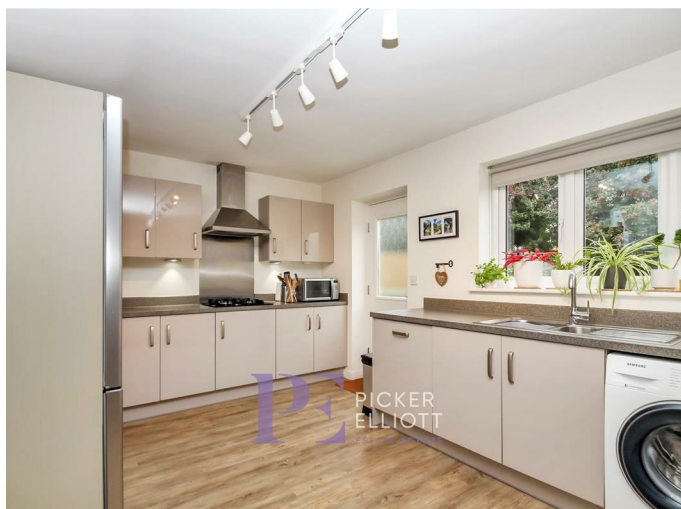
**\*\*\*OFFERS OVER\*\*\*** Welcome to Lime Avenue, Sapcote - the location of this immaculate, executive family home that is sure to impress! This stunning detached house, which is well insulated with solar PV panels (reflected in high EPC rating ) is nearly new in age and boasts 2 reception rooms, 4 bedrooms, and 2 bathrooms, providing ample space for a growing family.

As you arrive, you'll be greeted by a parking space for 2 vehicles, ensuring convenience for you and your guests. Step inside, and you'll find a property that is immaculately presented throughout, exuding elegance and style in every corner.

One of the highlights of this beautiful home is the gorgeous and private rear garden, perfect for relaxing on sunny afternoons or hosting summer barbecues with friends and family.

Located in Sapcote, you'll enjoy the best of both worlds - a peaceful village setting with good access to commuter routes, making your daily travels a breeze. Whether you're looking for a cozy night in or a fun gathering in the spacious living areas, this property offers the perfect backdrop for creating lasting memories.

Don't miss out on the opportunity to make this house your home. Book a viewing today and experience the charm and comfort that this executive family home has to offer.



## Enter Via Double Glazed Front Door into

### Entrance Hallway

With wood effect LVT flooring, central heating radiator, central heating thermostat, stairs to first floor landing, internal access to garage and access to

### Cloakroom

LVT flooring continuing from the entrance hallway with low level flush toilet, corner pedestal wash basin with tiled splash back, central heating radiator and ceiling mounted extractor fan.

### Lounge

10'9" x 16'2" (3.281 x 4.939)

With two central heating radiators, UPVC double glazed bay window to the front aspect, doors leading on to entrance hall and double doors opening into

### Kitchen/Diner

26'5" x 9'11" (8.059 x 3.027)

With luxury wood effect LVT flooring, two central heating radiators, gloss slab style grey units, seated beneath square edged work surface, space and plumbing for one under the counter appliance, stainless steel one and a half bowl sink with drainer and mixer tap, positioned beneath UPVC double glazed window, looking out over the rear garden, integrated dishwasher, space for free standing fridge freezer, elevated electric Zanussi double oven, black glass NEF gas burning 4 ring hob, stainless steel splash back to the hob with stainless steel extractor hood, double glazed frosted glass door opening out from the kitchen to rear garden, dining area has UPVC double glazed doors opening out to the patio.

### Stairs to First Floor Landing

With loft access, central heating radiator, access to airing cupboard which houses the pressurised hot water cylinder and door to

### Bedroom One

11'0" x 13'11" (max) (3.362 x 4.244 (max))

With UPVC double glazed window to the front aspect, central heating radiator, central heating thermostat, large built in wardrobes, alcove area with television and telephone sockets.

### En Suite

With wood effect linoleum flooring, central heating radiator, pedestal wash basin, low level flush toilet, walk in shower cubicle with main shower, UPVC double glazed window with frosted glass, ceiling mounted extractor and shaver socket.

### Bedroom Two

11'9" (max) x 12'3" (to wardrobes) (3.585 (max) x 3.742 (to wardrobes))

With central heating radiator, UPVC double glazed window to the front aspect, access to large built in wardrobes with mirrored sliding doors and tv point.

### Bedroom Three

10'2" ( max) x 8'9" (to wardrobes) (3.100 ( max) x 2.692 (to wardrobes))

With central heating radiator, UPVC double glazed windows looking out to the rear garden, large built in wardrobes with sliding mirrored doors, TV point and telephone socket.

### Bedroom Four

9'1" x 8'11" (to wardrobes) (2.786 x 2.741 (to wardrobes) )

With central heating radiator, UPVC double glazed window looking out over rear garden and access to built in wardrobes with mirrored sliding doors.

### Bathroom

With wood effect linoleum flooring, chrome effect central heated towel rail, UPVC double glazed window with frosted glass, low level flush toilet, pedestal wash basin, bath with faucet shower, glass shower screen, fully tiled to the bath area, sink and toilet walls and wall mounted extractor.

### Outside

#### To The front of the Property

Lawned garden, with tarmacked parking for at least two vehicles and access to the rear garden through gated entry

#### Garage

8'2" x 18'7" (2.51 x 5.68)

Integral Garage, up and over door to the front, light and power, wall mounted combination Boiler and main consumer unit

#### Rear of the Property

Very well maintained garden, with multiple patio areas, mature borders, timber fencing to all boundaries remainder of the garden is mainly laid to lawn, gated access to the front of the property, PV solar panels on rear aspect of roof and EV charger.

#### 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).

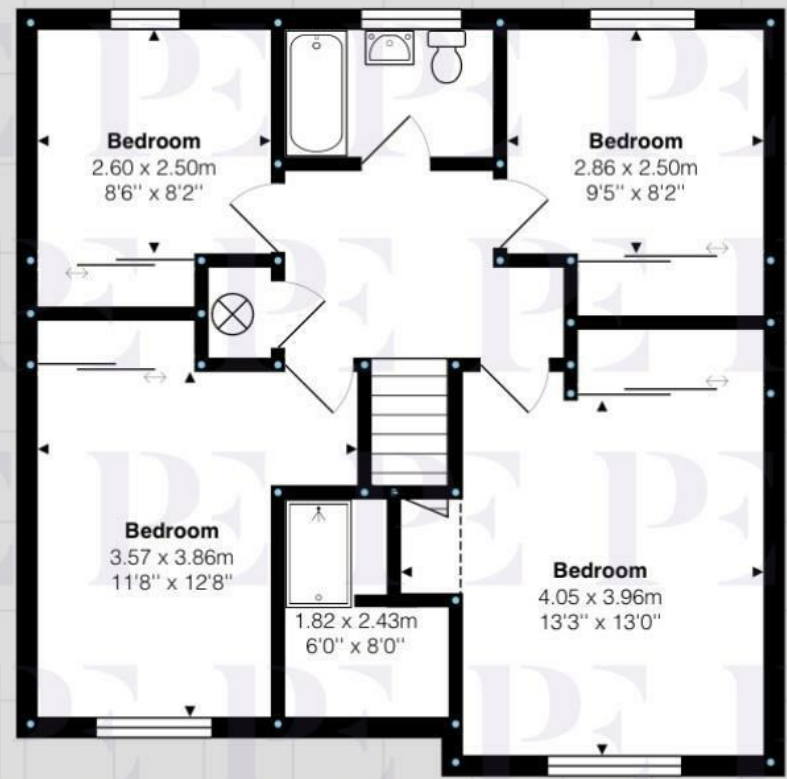
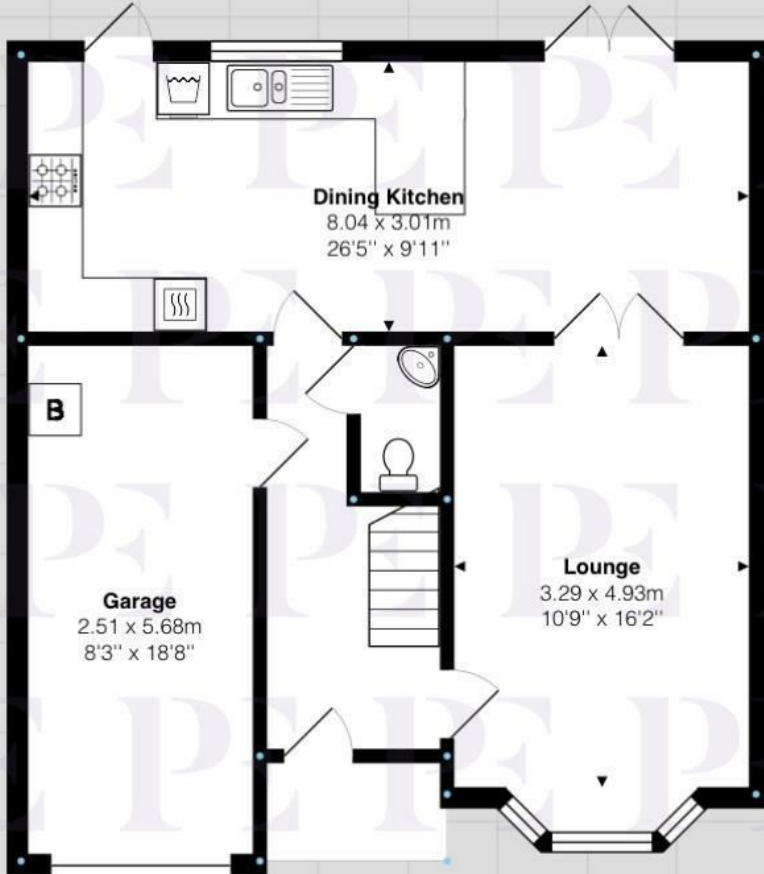
10. Copyright and Social Media: Unless we agree otherwise with you in writing, we hold the copyright on all photographic and video marketing material used to market your home and these should not be reproduced by any third party without our express consent. Furthermore, we reserve the right to use these 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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Total Area: 115.2 m<sup>2</sup> ... 1240 ft<sup>2</sup> (excluding garage)  
All measurements are approximate and for display purposes only

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  | 90                      | 93        |
| (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 <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

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

