

29 Frewen Drive, Sapcote, LE9 4LF



£350,000

A fabulous opportunity has arisen to acquire this three bedroom detached home which has been improved by the current owners and is presented to a high standard throughout. Step into the spacious hall where you will find the stairs having modern glass paneled banister, the lovely lounge has a log burning stove and opens through to the dining area, the kitchen is fully fitted and there is also a utility room and a cloakroom. There is a conservatory at the rear which is a great addition and has a set of French doors opening into the garden. On the first floor you will find two double bedrooms, one single and a family bathroom. Outside there is a private garden and to the front there is a new block paved drive which provides off road parking leading to the garage which has an electric roller door.

Service without compromise

Entrance Hall 15'9" x 6'3" (4.80m x 1.91m)



Step into this stylish hall via a new modern composite front door where you will find ample room to hang your outdoor coats, laminate flooring and a useful under stairs cupboard.

Lounge 17'1" x 13'9" (5.21m x 4.19m)



This light and airy lounge has a window to the front aspect with attractive bespoke shutters, the fireplace has an oak beam mantle and houses a log burning stove.

Dining Area 9'10" x 10'10" (3.00m x 3.30m)



Flowing through from the lounge with a set of sliding patio doors opening into the conservatory.

Kitchen 12'5" x 10'10" (3.78m x 3.30m)

Fitted with a range of white gloss cabinets with contrasting surfaces, a bowl and half sink unit, a John Lewis Range cooker with extractor canopy, space for a dishwasher, ceramic floor tiling and a glazed door gives access into the conservatory.

Conservatory 19'3" x 9'8" (5.87m x 2.95m)



This flexible living space is situated at the rear of the property and has ceramic floor tiling, a grey wall mounted radiator and a set of French doors opening onto the patio.

Utility Area 6'2" x 11'2" (1.88m x 3.40m)



There is plumbing and space for a washing machine and tumble dryer, ceramic floor tiles, a glazed back door gives access to the garden and there is a personal door to the garage.

Cloakroom WC. 3'4" x 2'8" (1.02m x 0.81m)



Fitted with a low flush WC, hand wash basin and a grey wall mounted radiator.

Landing



This light and airy landing has a window to the side, an airing cupboard and loft hatch.

Bedroom One 13'4" x 11'2" (4.06m x 3.40m)



A double bedroom with a window to the front aspect, mirror fronted wardrobes and a radiator.

Bedroom Two 11'10" x 11'2" (3.61m x 3.40m)



A double bedroom with a window overlooking the garden and a radiator.

Bedroom Three 9'2" x 10'2" (2.79m x 3.10m)



A single bedroom with a window to the front aspect and a radiator. Currently being used as a work from home office.

Bathroom 7'3" x 8'6" (2.21m x 2.59m)



Fitted with a low flush WC, a square hand wash basin set onto a set of drawers, bath with a Triton electric shower and side screen and a chrome heated towel rail. There is an obscure glazed window and ceramic wall and floor tiles.

Garage 23' x 8'2" (7.01m x 2.49m)

With electric roller door, light and power connected, the gas central heating boiler is wall mounted and a personal door gives access to the main house.

Rear Elevation Picture



Garden

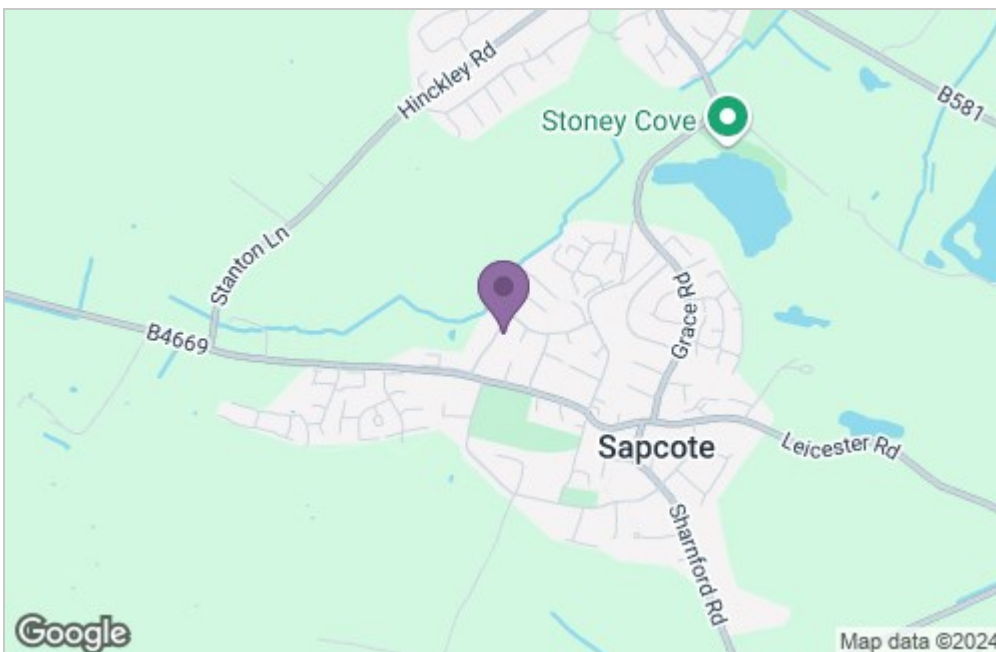


The private garden has an Indian stone patio, a lawn which is edged by sleepers ,there are well stocked shrub borders and a garden shed.

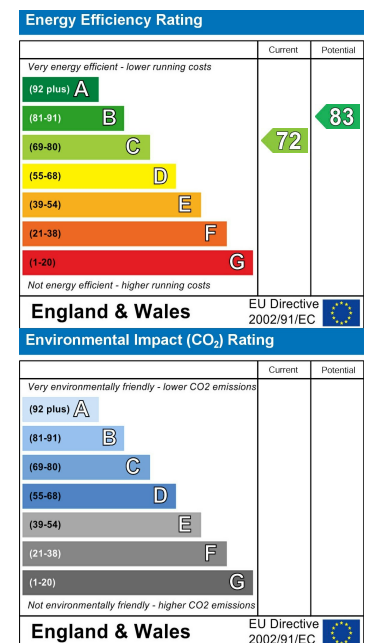
Floor Plan



Area Map



Energy Efficiency Graph



Service without compromise