



**11 Harecroft Crescent, Sapcote, LE9 4FX**

**£364,950**



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RH Homes and property are very pleased to offer this very tastefully presented & extended three bedroom detached house in the village of Sapcote. The house has recently been renovated and briefly comprises an Entrance Hallway, Lounge/Dining Area, Breakfast Kitchen, Downstairs WC, Landing, Three Bedrooms and Family Bathroom. Recently landscaped gardens to the rear and block paved driveway to the front allowing for off road parking for multiple vehicles and a Garage. The property also benefits from anthracite UPVC double glazing and gas central heating. Viewing is highly recommended to appreciate the quality of the home.

Council Tax - C

### Entrance Hallway

6'2 x 20'4 (1.88m x 6.20m)

With composite door to the front entrance and fitted door mat area for cloaks and shoes, radiator and herring bone wood effect hard wearing vinyl flooring.

### Lounge/Dining Area

12'5 x 25'5 (3.78m x 7.75m)

With a feature electric fire place and wall TV point, two radiators and UPVC double glazed window to the front and windows and French doors to the rear aspects.

### Breakfast Kitchen

16'4 x 13'4 (4.98m x 4.06m)

Offering a good range of contemporary wall and base units with oak work surfaces over and a feature island and breakfast bar, four ring Lamona electric hob with in built extraction unit, integrated dishwasher and wine fridge, eye level double Lamona oven, a one and a half composite sink and drainer, laundry cupboard (with plumbing for washing machine), vertical radiator, herring bone vinyl flooring continuation and double glazed bi-fold doors to the rear gardens.

### Downstairs WC

5'2 x 3'2 (1.57m x 0.97m)

Having a two piece white suite of low flush WC and wash hand basin, extractor, storage cupboard access, mirror with lighting and UPVC double glazed window to the side aspect.

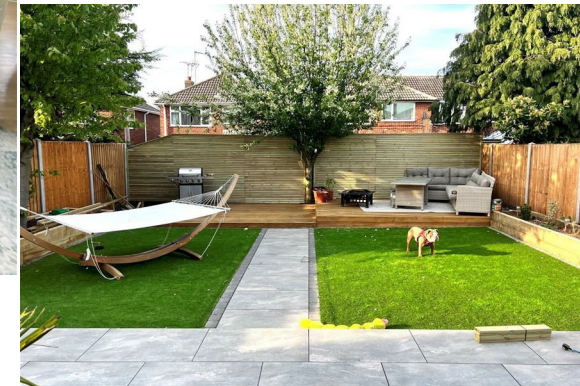
### Landing

Having access to the airing cupboard and loft, and UPVC double glazed window to the side elevation.

### Bedroom One

12'6 x 13'1 (3.81m x 3.99m)

With radiator and UPVC double glazed window to the front aspect.





### Bedroom Two

10'1 x 12'1 (3.07m x 3.68m)

With radiator and UPVC double glazed window to the rear elevation.

### Bedroom Three

7'8 x 10'0 (2.34m x 3.05m)

Having over stairs cupboard access, radiator and UPVC double glazed window to the front elevation.

### Family Bathroom

8'8 x 5'5 (2.64m x 1.65m)

With a three piece white suite comprising low flush WC, wash hand basin in vanity cupboard, and P-bath with thermostatic rainfall shower over and screen, part tiled surround and flooring, traditional heated towel rail radiator, extractor, mirror with lighting, With radiator and UPVC double glazed window to the rear aspect.

### Garage

With power. lighting, up and over door and side door for external access.

### Outside

To the front is a block paved driveway for multiple off road parking spaces and raised stone filled railway sleeper beds.

To the rear of the property is gained from a side timber gate access onto a slabbed patio area with two artificial lawn areas with raised railway sleeper border beds and separated by a slabbed walkway to the foot of the garden and the decked seating and BBQ area.

### Lettings and Management

RH Homes and Property are a Sales, Lettings and Management business. If you are looking at selling or letting property, then please contact our team on the number shown.

RH Homes and Property is the seller's agent for this property. Descriptions of the property served as an opinion and not as statement of fact. Please inform us if you become aware of any information being inaccurate.

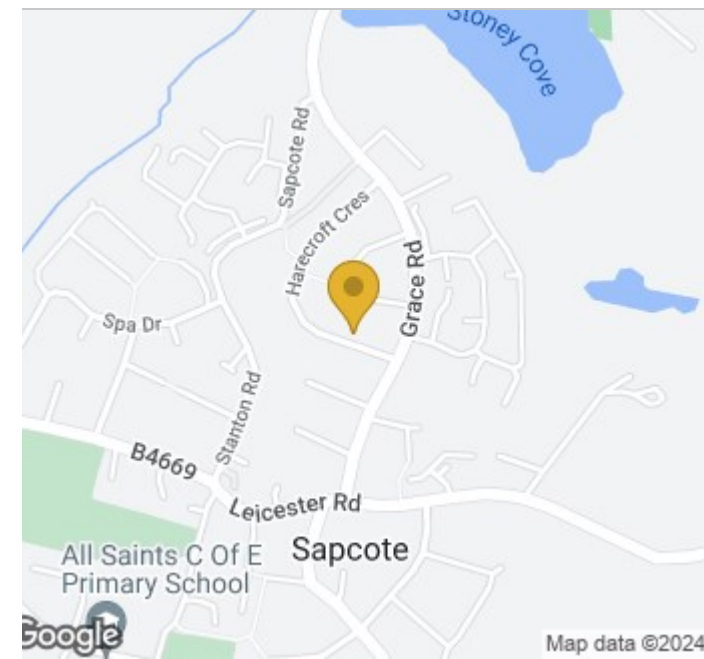




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Total Area: 122.6 m<sup>2</sup> ... 1320 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Leaving Hinckley along the Sapcote Road proceed over the M69 roundabout and on into Sapcote along Hinckley road, continue along through the centre and on into Leicester Road, take a left turning onto Grace Road, and then left again onto Harecroft Crescent where the property is situated on the right hand side just opposite the green area. For SATNAV users the postcode is LE9 4FX.

## Viewing

Please contact our RH Homes and Property Office on 01455 633244 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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