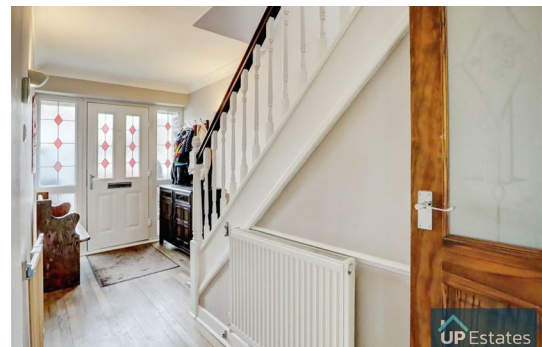
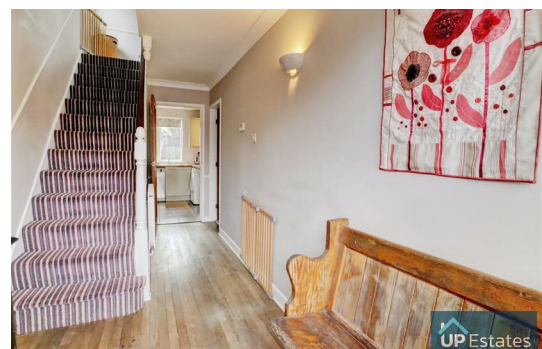




3 Bedroom House - Detached
located on Harecroft Crescent,
Sapcote
£325,000

UP Estates



****FEELS LIKE HOME TO ME** DETACHED RESIDENCE - THREE BEDROOMS - TWO RECEPTION ROOMS - FEATURE LOG BURNER IN LOUNGE - DRIVEWAY PARKING - CAR PORT OFFERING ADDITIONAL PARKING AND STORE - GARAGE & WORKSHOP OFF REAR GARDEN - REFITTED BATHROOM.**

Superb opportunity live on this delightful street in Sapcote, with adjacent green and being close to village centre with its ready amenities. - At circa 990 sq ft plus outbuildings, there is ample parking which could accommodate 4+vehicles, and externally the rear garden is ideal for outdoor gatherings or simply unwinding after a long day, and has a bespoke brick-built pizza oven!

CHECK OUT THE FLOORPLAN to appreciate the sizing and layout of the accommodation on offer.

PROPERTY OVERVIEW

Enter Via Composite Double Glazed Front Door Into -

Entrance Hall - With hardwood flooring, stairs leading to first floor, central heating radiator and access through to

Dining Room - 3.19 x 3.66 (10'5" x 12'0") - With central heating radiator, UPVC double glazed window, patio doors opening out onto the rear garden and patio area, open plan hatch into the kitchen area and open plan access through into

Lounge - With UPVC double glazed bay window to the front and two central heating radiators.

Kitchen - Access from the entrance hall, with tiled flooring, range of gloss slab units seated beneath roll edge wood effect work surface, space and plumbing for washing machine, space and plumbing for dishwasher, built in electric oven, 4 ring ceramic hob, stainless steel extractor hood, stainless steel one and a half bow sink with mixer tap, UPVC double glazed window looking out over the rear garden, open hatch through to the dining room, UPVC double glazed door with frosted glass opening out onto the car port and under stairs storage.

First Floor Landing - With UPVC double glazed window, access to airing cupboard and door to

Bedroom One - 3.359 x 4.024 (11'0" x 13'2") - With built in wardrobes, central heating radiator and UPVC double glazed window to the front aspect.

Bedroom Two - 3.702 x 3.073 (12'1" x 10'0") - With carpet flooring, UPVC double glazed window looking out over the rear garden and central heating radiator.

Bedroom Three - 2.36m (max) x 838.50m (max) (7'9" (max) x 27'51" (- With central heating radiator and UPVC double glazed window.

Re Fitted Bathroom - With wood effect flooring, P shape bath with main faucet style shower, fully tiled to the two bathing walls, low level button flush toilet, sink with vanity unit, UPVC double glazed window with frosted glass, chrome effect heated towel rail and inset spotlights to ceiling.

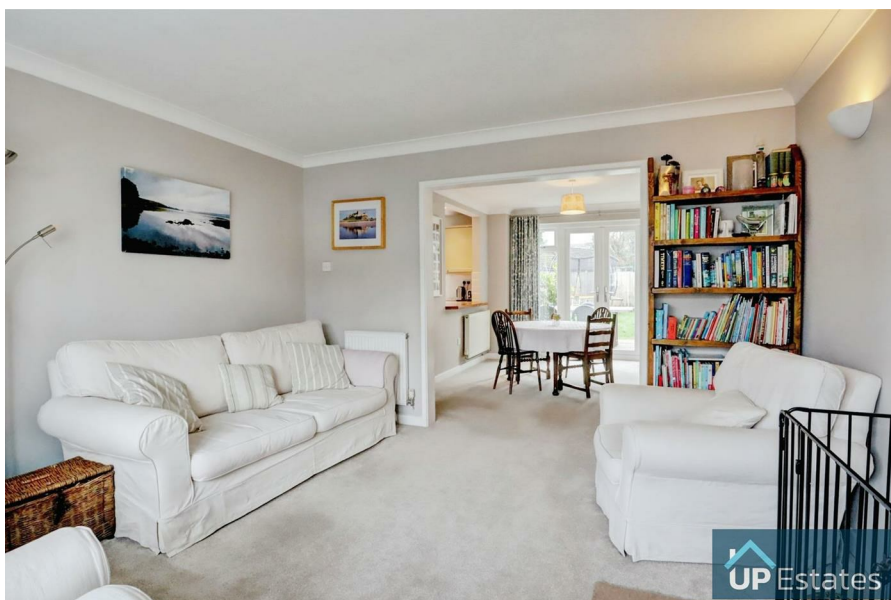
Outside -

To The Front Of The Property - With paved and gravel parking area, raised beds to the boundary and gates opening into the rear car port.

Rear Garden - There is a patio area immediately to the rear of the property, large covered car port which leads to detached garage/workshop, further detached workshop to the rear of the plot, built in pizza oven, remainder of the garden is mainly laid to lawn and timber fencing to all boundaries.

£325,000

- DETACHED RESIDENCE
- THREE BEDROOMS
- LOUNGE WITH LOG BURNER
- OFF ROAD PARKING VIA DRIVEWAY, GATED CAR PORT & GARAGE
- CHARMING REAR GARDEN
- TWO DOWNSTAIRS RECEPTION ROOMS
- REFITTED BATHROOM
- WORKSHOP IN GARDEN
- POPULAR VILLAGE LOCATION





PROPERTY INFORMATION SUMMARY

ROOM MEASUREMENTS:

Approximate room dimensions and approximate total floor area are included within our floor plan.

USEFUL MATERIAL INFORMATION:

Approximate Age of the Property: built 1968
 Council Tax Band: C
 Local Authority: Blaby
 Tenure: Freehold
 Maintenance or Service Charges: N/A
 EPC Certificate Rating: D65
 Approx. Total Floor Area: circa 92m2 living space
 Selling Vendors Onward Position: Buying On
 Heating System: Gas boiler
 Boiler Age: 7
 Boiler Location: airing cupboard on landing
 Consumer Unit/Fuse Box Location: in pantry off kitchen
 Type of Windows: Double Glazed
 Any Rights of Way: N/A

IMPORTANT NOTE TO PURCHASERS

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or



conversations are legally binding, only the legal solicitor paperwork.

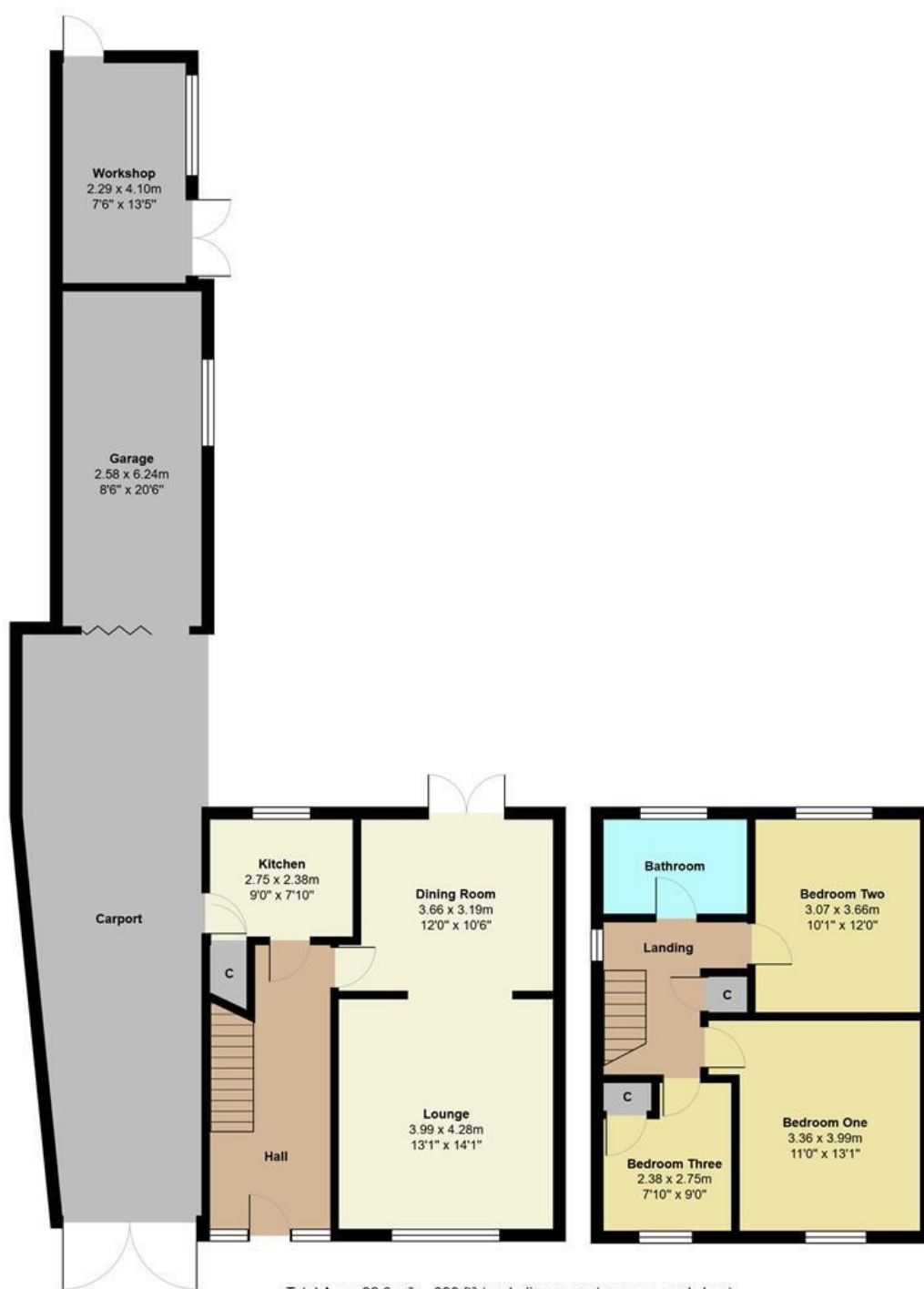
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Harecroft Crescent, Sapcote





Total Area: 92.3 m² ... 993 ft² (excluding carport, garage, workshop)

All measurements are approximate and for display purposes only

CONTACT

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 **UP** Estates