



Connells

Calver Crescent
Sapcote Leicester



Property Description

Connells are delighted to present this superb four-bedroom detached family home with garage, off-road parking and enclosed rear garden.

The accommodation comprises entrance porch, entrance hallway, cloakroom, spacious lounge, separate dining room, fitted kitchen, four bedrooms; bedroom one having an en-suite shower room, and a family bathroom to the first floor, with garage, off-road parking and good size enclosed rear garden.

The property benefits from a 7kW electric vehicle charging point to the front, air source heat pump and solar panels (4.2kW) and additional power storage battery (5.2kW capacity).

The property is situated in a sought after and convenient location within walking distance of the local school, village centre, open countryside and with easy access to the M69.

Entrance Porch

5' 8" x 5' 6" (1.73m x 1.68m)

Double glazed door to the side elevation, double glazed window to the front elevation and carpet flooring.

Entrance Hallway

13' 3" x 5' 11" (4.04m x 1.80m)

Door to the front elevation, double glazed window, radiator and vinyl flooring.

Cloakroom

6' 7" x 2' 4" (2.01m x 0.71m)

Having wash hand basin and WC, extractor fan, storage cupboard and vinyl flooring.

Lounge

18' 2" x 11' 4" (5.54m x 3.45m)

Having double glazed patio door to the rear elevation, electric fire, radiator and carpet flooring.

Dining Room

17' 5" x 7' 10" (5.31m x 2.39m)

Double glazed window to the rear elevation, radiator and carpet flooring.

Kitchen

19' 10" x 7' 9" (6.05m x 2.36m)

A fitted kitchen with a range of wall and base units, work surfaces over, stainless steel 1.5 bowl sink with drainer, electric oven, built-in warming drawer, electric induction hob, cooker hood, recess point/plumbing for washing machine and dishwasher, and radiator. Double glazed window to the front elevation and door to garden.

First Floor Landing

7' x 6' 5" (2.13m x 1.96m)

Having carpet flooring.

Bedroom One

17' 7" x 11' 1" (5.36m x 3.38m)

Having a range of fitted furniture to include wardrobe, dressing table and drawer units, radiator and carpet flooring. Double glazed window to the rear elevation.

En-Suite

7' 11" x 4' 2" (2.41m x 1.27m)

Comprising shower cubicle, vanity wash hand basin and WC, extractor fan and shaver point. Laminate flooring and double glazed window to the side elevation.

Bedroom Two

17' 6" x 11' (5.33m x 3.35m)

Having double glazed window to the rear elevation, radiator and vinyl flooring.

Bedroom Three

13' 4" x 8' (4.06m x 2.44m)

Double glazed window to the front elevation, radiator and carpet flooring.

Bedroom Four

10' 7" x 6' 7" (3.23m x 2.01m)

Double glazed window to the front elevation, built-in wardrobes, radiator and carpet flooring.

Family Bathroom

6' 8" x 6' 5" (2.03m x 1.96m)

Comprising bath with shower over, wash hand basin and WC, extractor fan, radiator and part tiled walls. Having access to loft and double glazed window to the side elevation.

To The Outside

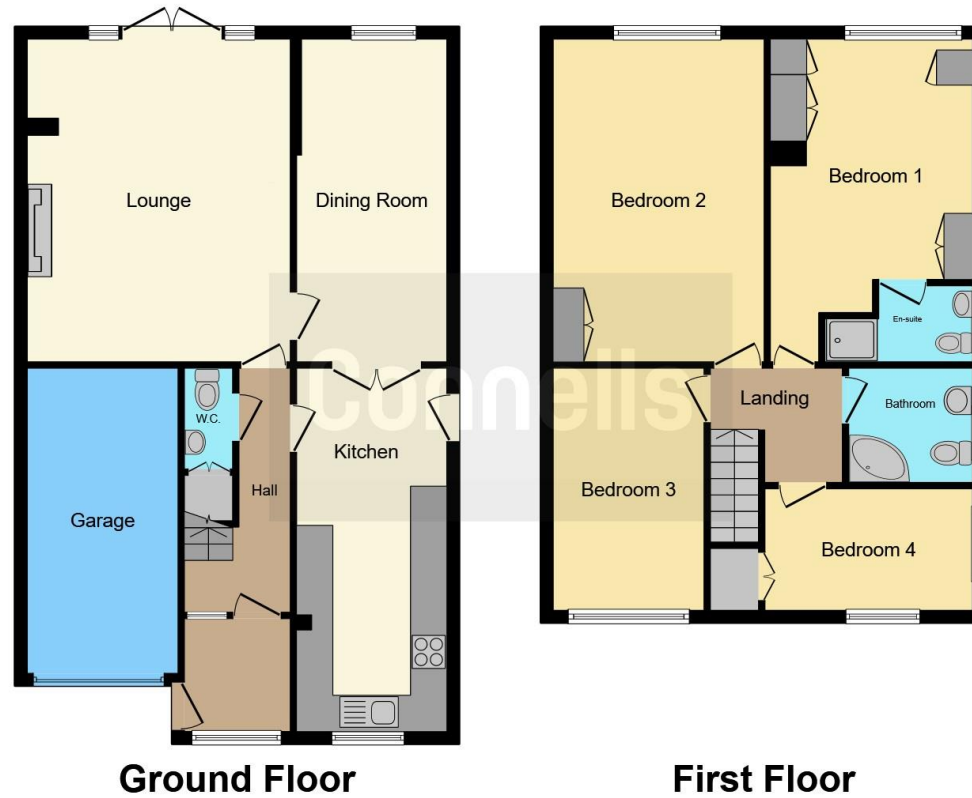
To the front of the property there is a block paved driveway providing hardstanding for multiple vehicles, 7kW electric vehicle charging point and access to integral garage. Gated side access to the rear garden.

The rear garden is enclosed with fencing and is mainly laid to lawn with patio area, plants and shrubbery.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01455 230523
E hinckley@connells.co.uk

88 Castle Street
 HINCKLEY LE10 1DD

EPC Rating: B

view this property online connells.co.uk/Property/HIN312577

Tenure: Freehold



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