

## Springfield Close Sigglesthorne, HU11

Nestled in the charming locale of Spring Field Close, Sigglesthorne, this stylish four-bedroom house presents an exceptional opportunity for those seeking a comfortable and modern family home. The property boasts two inviting reception rooms, perfect for both relaxation and entertaining guests.

Each of the four bedrooms is generously sized, providing ample space for family members or guests alike.

The house features two well-appointed bathrooms, ensuring convenience for busy mornings and family life. One of the standout features of this property is its secluded garden, offering a tranquil retreat from the hustle and bustle of daily life. The low-maintenance garden is ideal for those who wish to enjoy outdoor space without the burden of extensive upkeep. Situated in a great location, this home benefits from the peaceful surroundings of Sigglesthorne while remaining conveniently close to local amenities. Whether you are looking to settle down with your family or seeking a stylish residence in a desirable area, this property is sure to impress. Don't miss the chance to make this lovely house your new home.

Thoroughly deserving of an internal inspection call us now to book your viewing on 01964 533343.

EPC Rating - B , Council Tax Band - E, Tenure - Freehold

**£325,000**

### Hall

Double glazed door to the front of the house invites you to this spacious hall with plush carpets and splindled staircase leading to the first floor. Boasting an under stairs cupboard providing ample storage.

### Lounge

The focal point of this room is the wood burner inset into a chimney breast complimented by the hearth as well as an oak mantle, dressed by a window either side. The flooring is a solid wood and made out of Kayu Kuku Teak wood. flooring compliments this room plus a window to the front also patio doors to the rear, creating a light, relaxing room leading onto the LED lit decked area.

### Kitchen Diner

**16'0" x 9'3" (4.88 x 2.83)**

Beautifully presented kitchen with an array of cream base and wall units creating ample work top space housing a gas hob plus stainless steel 1 1/2 sink unit and drainer. An electric oven plus an intergrated dishwasher nestles between the base units whilst an extractor fan adds style. Karndeian tile effect flooring oozes elegance in this room, whilst patio dorrs lead out from the dining area to the decking boasting LED lighting.

### Utility Room

**6'4" x 5'7" (1.94 x 1.72)**

Mirrored half glass double glazed door creating privacy from the outside. Karndeian tile effect flooring with base unit plus worktop housug sinkand drainer complimented with a mixer tap. Space for washing machine as well as a tumble dryer. spotlight light fitting. Wall mounted boiler.

### Cloakroom

**5'7" x 2'10" x 3'3",124'8" (1.72 x 0.88 x 1,38)**

Low level W.C with pedestal hand washbasin plus tiled splashback. Karndeian tiled effect flooring add style to this L shaped room.

### Dining Room

**9'11" x 9'7" (3.03 x 2.94)**

Wooden flooring dresses this room whilst the windows to the front and side allow natural light to create a bright room for entertaining guests.

### First Floor Landing

**9'4" x 6'2" x 11'0" (2.87 x 1.88 x 3.37)**

Spindled banisters add elegence to this area with carpeted flooring. An airing cupboard housing the hot water tank provides plenty of space for an airing laundry.

### Master Bedroom

**13'1" x 9'10" (4.01 x 3.02)**

Fitted wardrobes with sliding doors and panelled mirrors dress this room beautifully plus a window to the front with views of open space. The air conditioning unit supports restful sleep on warm evenings or warmth on a chilly night. carpeted flooring plus a radiator. Door leading to the en-suite.

### En suite

**6'6" x 6'4" (1.99 x 1.95)**

Window to front, white three piece suite comprising: step in shower cubicle, vanity unit housing the wash hand basin and low level wc. Tiled walls and heated towel rail.

### Bedroom 2

**9'6" x 9'0" (2.90 x 2.75)**

Good sized room with window overlooking the garden. Radiator plus carpeted flooring.

### Bedroom 3 / Office

**9'6" x 6'9" (2.92 x 2.07)**

Currently used as an office but plenty of space for a bedroom, Carpeted flooring wirth a radiator plus a window overlooking the rear garden.

### Bedroom 4

**10'9" x 10'4" (3.29 x 3.15)**

A spacious bedroom with a window overlooking the front of the house onto open field. It boast a television point plus radiator, tastefully decorated with carpeted flooring to compliment this room.

### Bathroom

**10'9" x 5'4" (3.28 x 1.65)**

Immaculately presented bathroom with many amazing features to this room. Decorative wall tiles add class to this room, alongside the heated towel rail. Double vanity unit with two sinks with waterfall style taps ooze elegance. A low level W.C also white paneled bath with over head shower plus shower screen add the finishing touches to this lovely room.

### Driveway

Tarmac drive leading to the double garage with access to rear garden. Space for refuse bins plus unit for air conditioning situated on the side wall of the house.

### Front Garden

Mainly lawned area with pavers leading to the front porch consiting of pointed tiled canopy with wooden supports and a low level wall which adds character to the property.

### Rear Garden

Enclosed rear garden creating privacy with wall boundary. Stylish composite decking enhanced

with LED spotlights creates a lovely space to relax. Mainly lawn with paving to the side access gate.

### Solar Panels

The property has solar panels on the roof, nine to the front and three to the side along with a 5.1kwh battery.

### About Us

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### Disclaimer

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

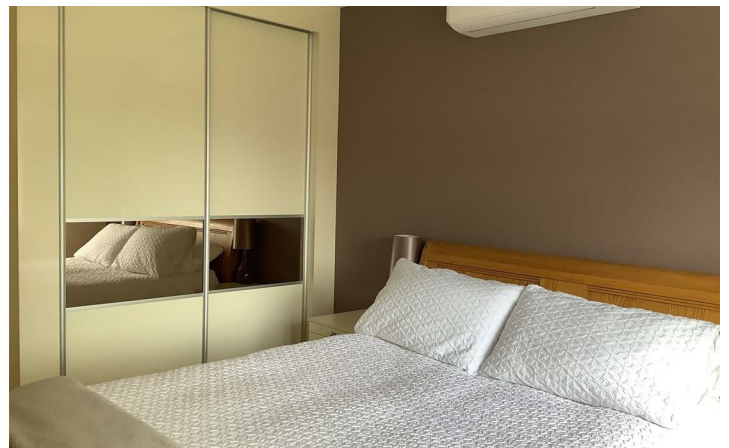
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### Valuations

If you are thinking about selling your home our valuer would be delighted to meet to discuss your needs and we are currently offering an unbeatable sales package. Call now for your FREE market appraisal.

- **!!! Key ready home!!!**
- **Wood burner adds charm to the living room**
- **Must be viewed to appreciate this outstanding home**
- **Solar panels**
- **Stylish property with many wonderful features**
- **Bespoke kitchen with ample wall and base units**
- **Low maintenance garden with composite decking enhanced by LED lighting**
- **Good sized bedrooms, one with air conditioning plus en-suite**
- **Superb location with fantastic views**
- **Double garage with ample parking**





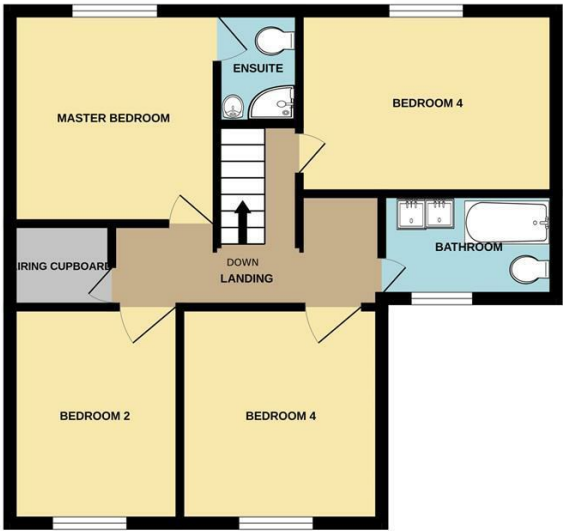


Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	