

CASTLE ESTATES

1982

A WELL PRESENTED AND SPACIOUS FIVE BEDROOMED DETACHED FAMILY RESIDENCE WITH OPEN COUNTRYSIDE VIEWS AND SEPARATE DOUBLE GARAGE SITUATED IN A POPULAR VILLAGE LOCATION



**20 HAWTHORN GROVE
SAPCOTE LE9 4BJ**

Offers In The Region Of £425,000

- Impressive Entrance Hall & Guest Cloakroom
- Separate Dining Room/Snug
- Utility Room
- Two Ensuities & Family Bathroom
- Lawned Gardens & Open Countryside Views
- Spacious Lounge
- Sizeable Dining Kitchen
- Five Double Bedrooms
- Ample Off Road Parking & Double Garage
- VIEWING ESSENTIAL



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VIEWING

By arrangement through the Agents.

DESCRIPTION

Welcome to Hawthorn Grove, Sapcote, Leicestershire - a stunning detached house that offers the perfect blend of countryside living and modern convenience. This impressive property boasts 2 spacious reception rooms, ideal for entertaining guests or simply relaxing with your family. With 5 generously sized bedrooms and 3 bathrooms, there is ample space for everyone to enjoy.

One of the standout features of this property is the countryside views that can be enjoyed from various rooms throughout the house. Imagine waking up to the sight of rolling hills and lush greenery every morning - truly a picturesque setting.

Parking will never be an issue with space for up to 6 vehicles, ensuring both convenience and peace of mind for you and your guests. Additionally, the double garage provides even more space for storage or parking.

Situated in a charming village location, this property offers a tranquil and peaceful environment, perfect for those looking to escape the hustle and bustle of city life. Whether you're looking to raise a family or simply enjoy the serenity of the countryside, this house is the ideal choice.

Don't miss out on the opportunity to make this house your home - book a viewing today and experience the beauty and comfort that Hawthorn Grove has to offer.

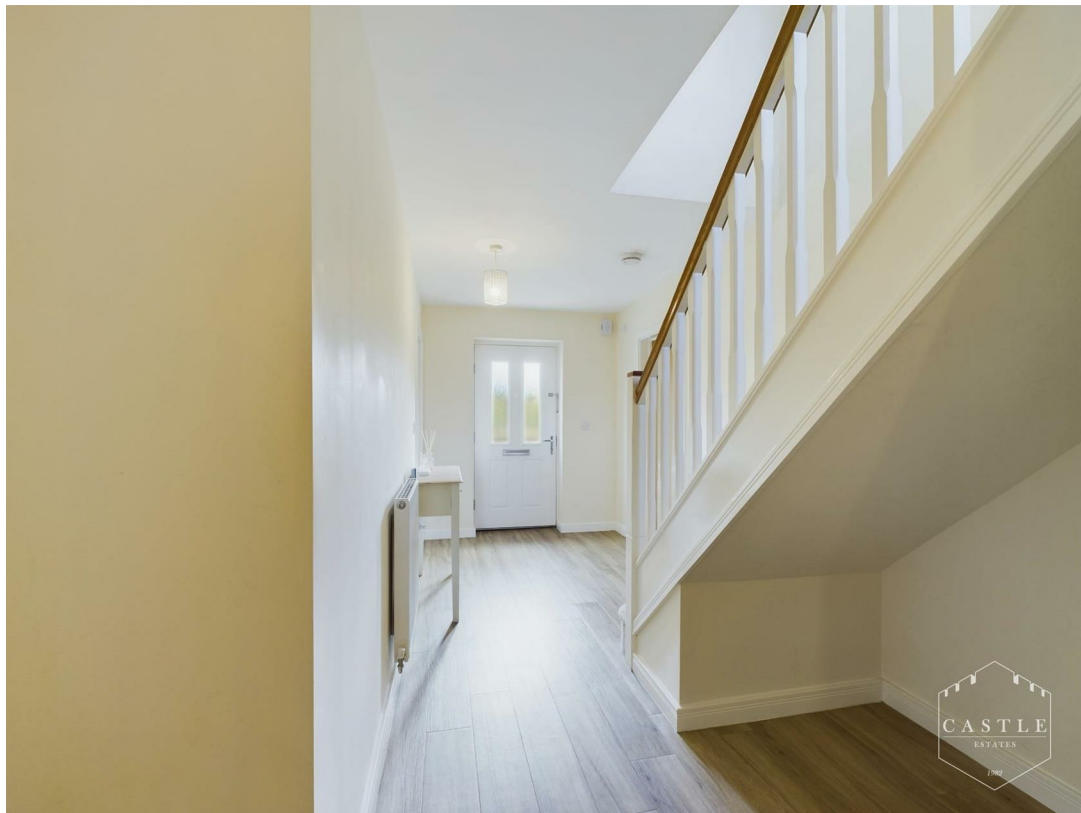
COUNCIL TAX BAND & TENURE

Blaby - Band F (Freehold).

ENTRANCE HALL

22'0" x 6'11" (6.73m x 2.11m)

having composite double glazed front door, wood effect flooring, central heating radiator and feature staircase leading to First Floor Landing.



ENTRANCE HALL



GUEST CLOAKROOM

6'7" x 3'4" (2.02m x 1.02m)

having low level w.c., wash hand basin, central heating radiator and upvc double glazed window to rear.



LOUNGE

22'0" x 10'9" (6.72m x 3.29m)

having two central heating radiators, tv aerial point, upvc double glazed window front and upvc double glazed French doors opening onto the rear garden.



LOUNGE



DINING ROOM/SNUG

14'9" x 11'5" (4.50m x 3.49m)

having two central heating radiators and two upvc double glazed windows.



DINING ROOM/SNUG



DINING KITCHEN

16'5" x 14'0" (5.02m x 4.27m)

having an excellent range of contemporary fitted units including base units, drawers and wall cupboards, contrasting work surfaces and upstands, inset stainless steel sink with mixer tap and rinsing bowl, built in double oven and grill, hob with extractor hood over, integrated dishwasher, integrated fridge freezer, central heating radiator, tiled flooring, upvc double glazed window and French doors opening onto the rear garden.



DINING KITCHEN



UTILITY ROOM

9'8" x 6'10" (2.95m x 2.10m)

having matching units and work surfaces, inset stainless steel sink with mixer tap, space and plumbing for washing machine, central heating radiat, gas fired boiler for central heating and domestic hot water. Upvc double glazed door opening onto garden.



FIRST FLOOR LANDING

13'5" x 10'5" (4.10m x 3.19m)

having spindle balustrading, access to the roof space and built in storage cupboard.



MASTER BEDROOM

14'0" x 12'7" (4.28m x 3.86m)

having range of built in wardrobes, central heating radiator and upvc double glazed window to rear.



MASTER BEDROOM



ENSUITE

10'6" x 3'11" (3.22m x 1.20m)

having modern suite including shower cubicle, low level w.c., wash hand basin, shaver point, ceramic tiled splashbacks, central heating radiator and upvc double glazed window to side with obscure glass.



GUEST BEDROOM TWO

10'11" x 10'1" (3.34m x 3.08m)

having range of built in wardrobes, central heating radiator and upvc double glazed window to front with open countryside views.



ENSUITE

7'3" x 3'10" (2.23m x 1.18m)

having modern suite including shower cubicle, low level w.c., wash hand basin, ceramic tiled splashbacks, central heating radiator and upvc double glazed window to side with obscure glass.



BEDROOM THREE

12'5" x 10'9" (3.81m x 3.30m)

having built in wardrobes, central heating radiator and upvc double glazed window to front with countryside views.



BEDROOM FOUR

11'10" x 9'5" (3.62m x 2.89m)

having central heating radiator, tv aerial point and upvc double glazed window to side.



BEDROOM FIVE

8'5" x 7'8" (2.59m x 2.36m)

having central heating radiator, tv aerial point and upvc double glazed window to front,



BATHROOM

7'7" x 6'6" (2.32m x 2m)

having modern suite including panelled bath, low level w.c., wash hand basin, part tiled walls, heated towel rail and upvc double glazed window to side with obscure glass.



OUTSIDE

There is direct vehicular access over a tarmac driveway with standing for several cars leading to DOUBLE GARAGE with up and over door, power and light. Pedestrian access to a fully enclosed lawned rear garden with patio area and well fenced boundaries.



OUTSIDE





OUTSIDE



OUTSIDE - VIEW



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	85	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
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(81-91) B		
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

PLEASE NOTE

These particulars are produced in good faith as a general guide only and do not constitute any part of a contract. Intending purchasers should make their own inspection and enquiries in order to satisfy themselves of their authenticity and no responsibility is accepted for any errors or omissions herein. No person in the employment of Castle Estates has any authority to make any representation or warranty in relation to this property.

FIXTURES AND FITTINGS

Specifically excluded unless mentioned in these details but may be available by separate negotiation if required. Telephones and points (where fitted) are subject to the service providers regulations.

OFFER PROCEDURE

As we have an obligation to our Vendor Client to ensure that any offers made for this property can be substantiated one of our financial services representatives will contact you to qualify your offer.

ADDITIONAL NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be please to check the information for you. The agent has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from the solicitor or surveyor. All measurements quoted are approximate and are for guidance purposes only. Purchasers are advised to check all measurements critical to requirements.

BUSINESS HOURS

Monday to Friday 9.00 am till 5.30 pm & Saturday 9.00 am to 13.00 pm
