

CASTLE ESTATES

1982

**A WELL PRESENTED FOUR BEDROOMED DETACHED FAMILY RESIDENCE
STANDING ON A CORNER PLOT WITH AMPLE OFF ROAD PARKING AND GARAGE**



**37 LIME AVENUE
SAPCOTE LE9 4BD**

Offers In The Region Of £405,000

- Entrance Hall With Guest Cloakroom
- Well Fitted Modern Kitchen
- Upvc Double Glazed Conservatory
- Three Further Good Sized Bedrooms
- Ample Off Road Parking & Garage
- Attractive Lounge
- Utility Room
- Master Bedroom With Ensuite
- Family Bathroom
- Well Tended Private Rear Garden



112 Castle Street, Hinckley, Leicestershire. LE10 1DD

info@castles-online.co.uk - 01455 617997

www.castles-online.co.uk



VIEWING

By arrangement through the Agents.

DESCRIPTION

Welcome to Lime Avenue, Sapcote, Leicester - a charming location for this stunning detached house. As you step into this property, you are greeted by a spacious reception room, perfect for entertaining guests or relaxing with your family. With four bedrooms, there is ample space for everyone in the household to have their own sanctuary.

This beautiful house boasts two bathrooms, ensuring convenience and comfort for all residents. The detached nature of the property offers privacy and a sense of exclusivity that is hard to come by.

Located in the picturesque village of Sapcote, this property provides a peaceful retreat from the hustle and bustle of city life while still being conveniently located near Leicester.

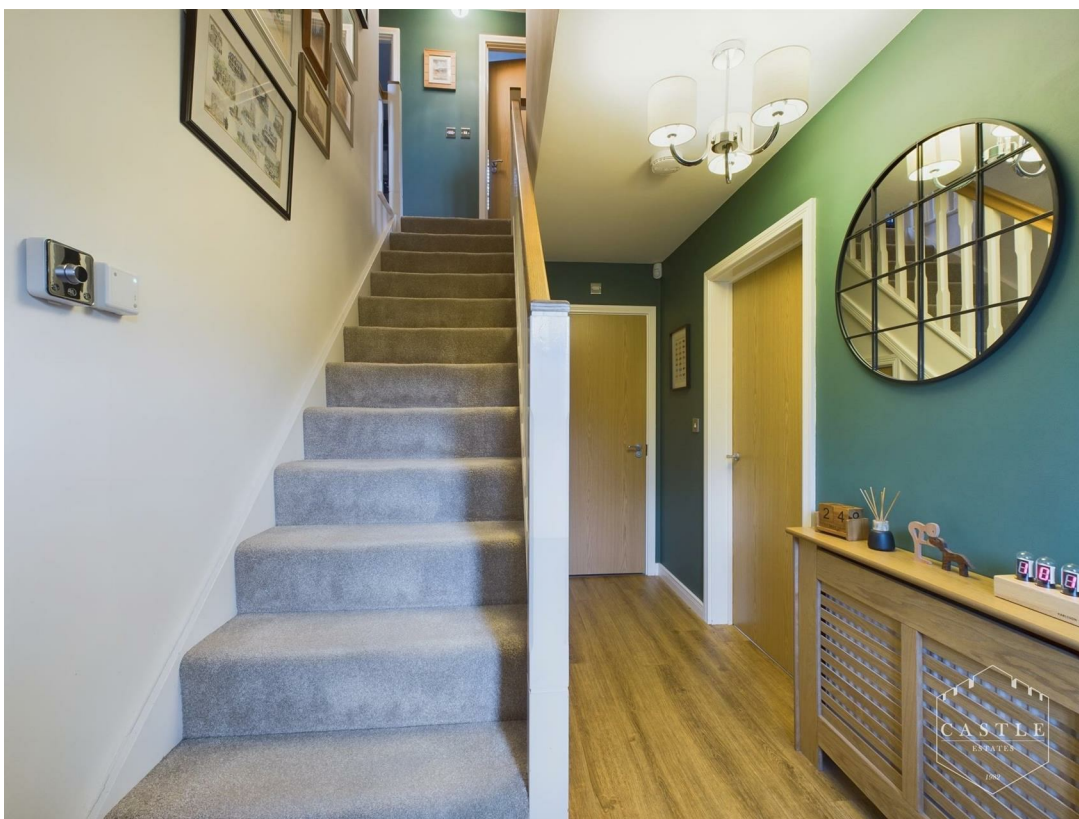
Don't miss the opportunity to make this house your home - a perfect blend of comfort, style, and tranquillity.

COUNCIL TAX BAND & TENURE

Blaby Council - Band E (Freehold).

ENTRANCE HALL

having composite double glazed front door, central heating radiator, alarm control panel, Hive central heating thermostat and wood effect flooring. Feature spindle balustraded staircase leading to First Floor Landing with useful storage beneath.



CASTLE
ESTATE

GUEST CLOAKROOM

6'7" x 3'2" (2.01m x 0.97m)

having low level w.c., wash hand basin with chrome mixer tap and central heating radiator.



LOUNGE

21'4" x 10'11" (6.51m x 3.35m)

having feature fireplace with space for electric fire, two central heating radiators, tv aerial point, upvc double glazed window to front and upvc double glazed bay window to side.



LOUNGE



DINING KITCHEN

21'3" x 11'7" (6.50m x 3.54m)

having an attractive range of modern fitted units including base units, drawers and wall cupboards, contrasting work surfaces with inset stainless steel sink with mixer tap, built in electric oven and grill, five ring gas hob with extractor hood over, integrated dishwasher, space for American style fridge freezer, central heating radiator, wood effect flooring, upvc double glazed window to side and French doors opening onto Conservatory. Upvc double glazed composite door to side garden.



DINING KITCHEN



DINING KITCHEN



CONSERVATORY

9'1" x 8'3" (2.77m x 2.52m)

having brick base, upvc double glazed windows and French doors opening onto the rear garden.



UTILITY ROOM

5'0" x 5'0" (1.54m x 1.54m)

having further work surface with inset sink and drainer, space and plumbing for washing machine, gas fired boiler for central heating and domestic hot water.



FIRST FLOOR LANDING

having access to the part boarded roof space, mains wired smoke detector and built in airing cupboard housing the hot water cylinder.

MASTER BEDROOM

12'6" x 9'10" (3.83m x 3m)

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



ENSUITE

5'10" x 3'10" (1.79m x 1.19m)

having fully tiled shower cubicle with mains fed shower over, low level w.c., wash hand basin, wall mirrored cabinet, shaver point, chrome heated towel rail and extractor fan.



BEDROOM TWO

11'1" x 9'10" (3.38m x 3.02m)

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



BEDROOM THREE

11'1" x 7'9" (3.39m x 2.38m)

having built in mirror fronted wardrobes, central heating radiator, tv aerial point and upvc double glazed window to side.



BEDROOM FOUR

10'11" x 8'10" (3.35m x 2.71m)

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



BEDROOM FOUR



BATHROOM

7'4" x 5'7" (2.26m x 1.71m)

having low level w.c., wash hand basin, panelled bath with shower screen and mains fed shower over, chrome heated towel rail, extractor fan, ceramic tiled splashbacks and upvc double glazed window to rear with obscure glass.



OUTSIDE

The property stands on a corner plot with attractive foregarden with lawn and path to front door. Side tarmac driveway with ample off road parking leading to GARAGE with up and over door, personal door to garden, power and light. A fully enclosed rear garden with two patio areas, outside tap, lawn, outside power, flower borders and fenced boundaries.



OUTSIDE



OUTSIDE - DRIVE & GARAGE



Energy Efficiency Rating

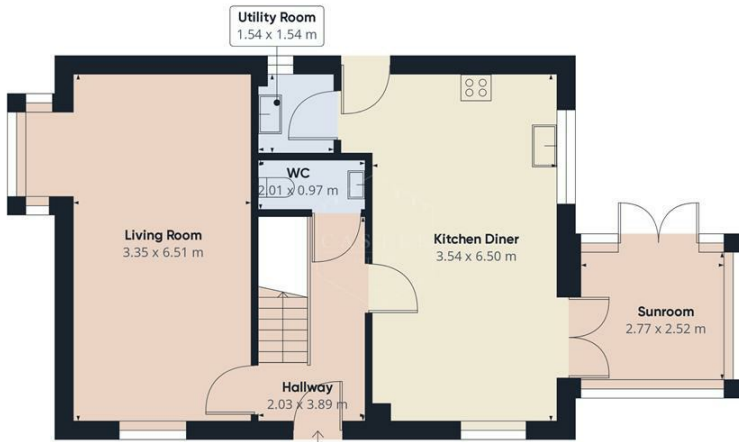
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

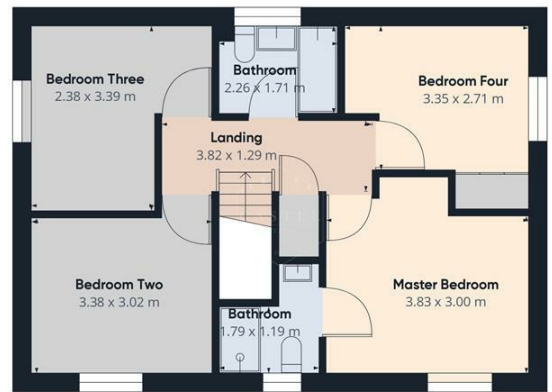
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Floor 0



Floor 1

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
