

# CASTLE ESTATES

1982

**A SPACIOUS FOUR BEDROOMED DETACHED FAMILY RESIDENCE WITH PRIVATE REAR GARDEN SITUATED IN A POPULAR VILLAGE LOCATION**



**3 WESLEY CLOSE  
SAPCOTE LE9 4HY**

**Offers In The Region Of £350,000**

- Impressive Entrance Hall
- Separate Dining Area
- Well Fitted Kitchen
- Three Double Bedrooms & Further Good Sized Bedroom
- Ample Off Road Parking & Part Converted Garage/Office Area
- Attractive Lounge
- Upvc Double Glazed Conservatory
- Utility Room & Guest Cloakroom
- Family Bathroom
- Private Beautifully Landscaped Gardens and Solar Panels



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## VIEWING

By arrangement through the Agents.

## DESCRIPTION

This well presented and spacious detached family residence must be viewed to fully appreciate its size and flexible accommodation. The property stands on a good sized private plot with ample off road parking, part converted garage and beautifully landscaped gardens.

The accommodation boasts entrance hall, attractive lounge opening through to separate dining area, upvc double glazed conservatory, well fitted kitchen, lean to rear lobby, utility room and a guest cloakroom. To the first floor there are three double bedrooms, further good sized bedroom and a family bathroom. The property also benefits from solar panels (Vendor Owned)

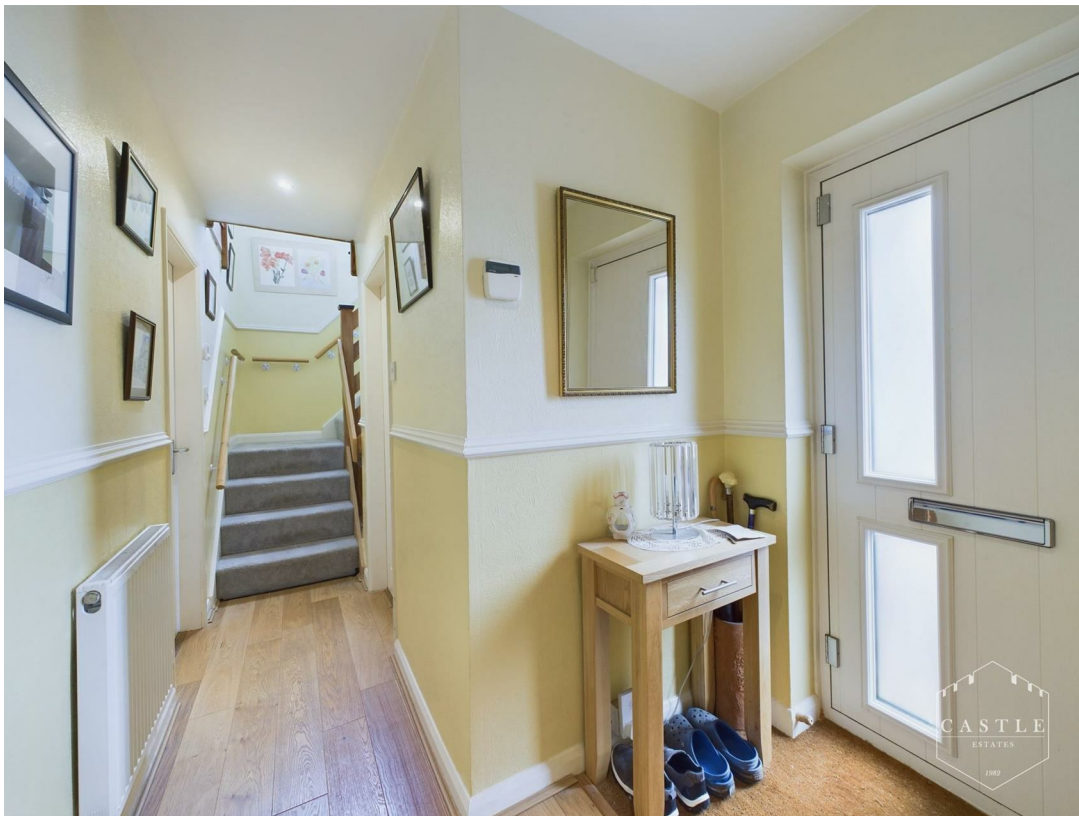
More specifically the well planned, gas fired centrally heated and upvc double glazed accommodation comprises:

## COUNCIL TAX BAND & TENURE

Blaby Council - Band D (Freehold).

## ENTRANCE HALL

having composite front door, oak effect flooring, central heating radiator and dado rail. Feature 'dog leg' staircase leading to First Floor Landing.



## LOUNGE

18'4" x 11'1" (5.6m x 3.4m )

having feature log burner with slate hearth and oak mantel, central heating radiator, tv aerial point, coved ceiling, upvc double glazed window to front and French doors opening onto Conservatory. Archway to Dining Area.



## LOUNGE



## DINING AREA

11'5" x 8'2" (3.5m x 2.5m )

having oak effect flooring, central heating radiator, coved ceiling, serving hatch to Kitchen and upvc double glazed window to rear.



## DINING AREA



## CONSERVATORY

9'2" x 8'10" (2.8m x 2.7m )

having vinyl flooring, upvc double glazed windows and French doors opening onto the rear.



## KITCHEN

11'5" x 8'6" (3.5m x 2.6m )

having attractive range of cream fitted units including base units, drawers and wall cupboards, contrasting work surfaces and inset double drainer sink with chrome mixer tap, built in electric oven, four ring gas hob with extractor hood over, space for fridge freezer, integrated dishwasher, central heating radiator, serving hatch to dining room and upvc double glazed window to rear.



## ENCLOSED LEAN TO REAR LOBBY

23'11" x 4'3" (7.3m x 1.3m )

having wood decked flooring, part panelled walls and polycarbonate roof. Door to Garage and door to Garden.

## PART CONVERTED GARAGE

18'4" x 16'0" (5.6m x 4.9m )

being partly converted having roller shutter door, fitted drawers and units, storage roof space, power and light.

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## UTILITY ROOM

8'2" x 5'10" (2.5m x 1.8m )

having range of fitted units including wall cupboards and base units, work surfaces and inset drainer sink unit with chrome mixer tap, space and plumbing for washing machine, space for tumble dryer, space for fridge, ceramic tiled flooring, central heating radiator, LED lighting, pantry store and upvc double glazed window to front.



### **GUEST CLOAKROOM**

having low level w.c., vanity unit with wash hand basin and ceramic tiled splashbacks, central heating radiator, built in meter cupboard and upvc double glazed window with obscure glass.



### **PART CONVERTED GARAGE/OFFICE AREA**

9'6" x 7'6" (2.9m x 2.3m )

ideal for office area having power, lighting, space for fridge and freezer.

### **FIRST FLOOR LANDING**

having balustrading, dado rail, inset ceiling lighting, access to the boarded roof space with drop down ladder, cupboard housing the gas fired boiler for central heating and domestic hot water (approximately 7 years old).

## FAMILY BATHROOM

having shower cubicle with chrome handheld shower over, panelled bath with chrome mixer tap, pedestal wash hand basin with chrome mixer tap, low level w.c., chrome ladder style heated towel rail, ceramic tiled splashbacks and upvc double glazed window with obscure glass.



## MASTER BEDROOM

11'5" x 9'10" (3.5m x 3m )

having central heating radiator and upvc double glazed window to front.



## BEDROOM TWO

13'1" x 8'2" (4m x 2.5m )

having fitted wardrobes, drawers and wall cupboards, central heating radiator and upvc double glazed window to rear.



### BEDROOM THREE

8'2" x 7'10" (2.5m x 2.4m )

having fitted wardrobes with sliding doors, central heating radiator and upvc double glazed window to rear.



### BEDROOM FOUR

8'6" x 6'10" (2.6m x 2.1m )

having central heating radiator and upvc double glazed window to front.



## OUTSIDE

There is direct vehicular access over a tarmac driveway with parking for numerous cars leading to GARAGE. Solar panels to the roof which are owned by the Vendors. A lawned foregarden with flower borders. Private access to a fully enclosed, beautifully landscaped rear garden with patio area, lawn, mature flower and shrub borders, vegetable area, well fenced boundaries and greenhouse. Not overlooked from the rear.



## OUTSIDE



OUTSIDE



OUTSIDE



OUTSIDE



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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Approximate total area<sup>(1)</sup>  
136.19 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

## **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

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