

# CASTLE ESTATES

1982

**A TRADITIONAL THREE BEDROOMED END TERRACE PROPERTY WITH PRIVATE REAR GARDEN AND SITUATED IN A POPULAR VILLAGE LOCATION**



**154 SAPCOTE ROAD  
STONEY STANTON LE9 4DW**

**Price £210,000**

- Entrance Vestibule To Hall
- Separate Dining Room
- Three Bedrooms
- Lawned Rear Garden
- NO CHAIN
- Attractive Lounge
- Well Fitted Breakfast Kitchen
- Family Bathroom
- Popular Village Location



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## VIEWING

By arrangement through the Agents.

## DESCRIPTION

NO CHAIN - Traditional end terrace property with private lawned rear garden. Viewing is essential.

The accommodation enjoys an entrance vestibule leading to hall, attractive lounge, separate dining room and a well fitted breakfast kitchen. To the first floor there is a family bathroom and three bedrooms (bedroom one having door to bedroom three). The property benefits from full uPVC double glazing and new carpets to stairs and bedrooms.

It is situated in a convenient location, close to the village centre with its shops, schools and amenities. Those wishing to commute will find easy access to the M69 junctions 1 and 2 making travelling to further afield excellent.

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

## COUNCIL TAX BAND & TENURE

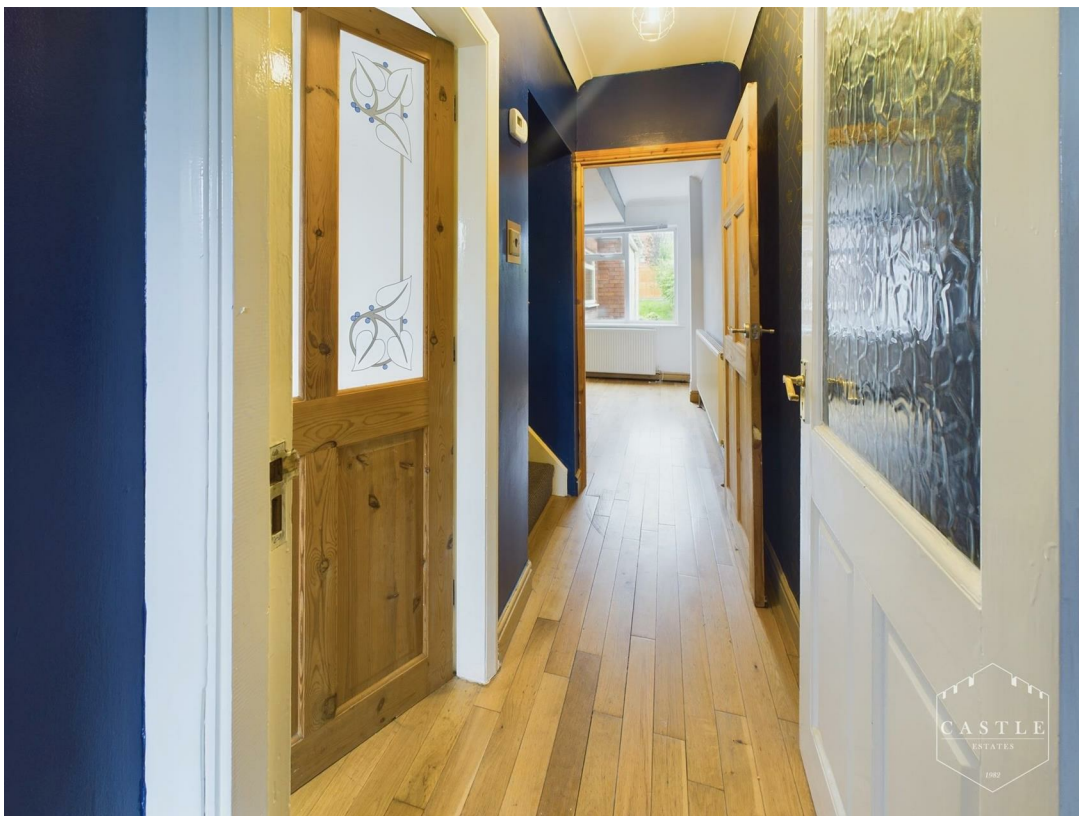
Blaby Council - Band B (Freehold).

## ENTRANCE VESTIBULE

having upvc double glazed front door, ceramic tiled flooring, plaster coving to ceiling and door to

## HALL

having solid oak flooring, staircase to the first floor and door leading to



## DINING ROOM

11'5" x 10'6" (3.50m x 3.22m)

with upvc double glazed window to the front, central heating radiator covered ceiling, open fire facility, solid oak flooring and door to



## DINING ROOM



**LOUNGE**

14'9" x 14'2" (4.52m x 4.32m)

having upvc double glazed window, central heating radiator, solid oak flooring, coved ceiling and door to



**LOUNGE**



## BREAKFAST KITCHEN

19'2" x 8'11" (5.86m x 2.72m)

having a range of modern cream gloss wall and base units with rolled edge worktop, stainless steel single drainer sink with mixer tap, stainless steel gas oven and hob with extractor hood over, kickboard heaters, space for washing machine and space for American style fridge freezer, breakfast bar, central heating radiator, Velux roof window and upvc double glazed window and upvc sliding patio doors (new 2023) opening onto garden.



**BREAKFAST KITCHEN**



**BREAKFAST KITCHEN**



**FIRST FLOOR LANDING**

having door to

## BEDROOM ONE

11'6" x 10'5" (3.52m x 3.20m)

having upvc double glazed window to the front (new 2023) with views over open fields, central heating radiator, coved ceiling, built in wardrobe and door to



## BEDROOM ONE



### BEDROOM THREE

11'7" x 7'0" (3.55m x 2.15m )

having upvc double glazed window to the front, central heating radiator, coved ceiling and built in sliding double wardrobes.





## BEDROOM TWO

11'5" x 5'11" (3.49m x 1.81m )

having upvc double glazed window to the rear (new 2023), central heating radiator and built in double wardrobe.



## BATHROOM

9'8" x 4'7" (2.95m x 1.42m )

having modern white suite comprising low level w.c., pedestal wash hand basin, panelled bath with mixer tap and shower attachment, glass shower screen, central heating radiator, ceramic tiled walls and new ceramic floor tiles (in 2024), double cupboard housing the combination gas boiler (fitted February 2022 with 10 year warranty) and upvc double glazed window (new 2023).



## BATHROOM




## OUTSIDE


The rear garden is mostly laid to lawn with fenced and hedged boundaries and a garden shed



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</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>		
(55-68) <b>D</b>		
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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
81.68 m<sup>2</sup>  
Reduced headroom  
0.78 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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## **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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