

CASTLE ESTATES

1982

A WELL PRESENTED AND SPACIOUS FOUR BEDROOMED DETACHED FAMILY RESIDENCE WITH PRIVATE REAR GARDEN SITUATED IN A QUIET CUL-DE-SAC LOCATION



**45 ASTON WAY
SAPCOTE LE9 4AW**

Offers In Excess Of £425,000

- NO CHAIN - VIEWING ESSENTIAL
- Study
- Open Plan Dining Kitchen & Separate Utility Room
- Three Further Good Sized Bedrooms
- Ample Off Road Parking & Garage
- Entrance Hall & Guest Cloakroom
- Spacious Lounge
- Master Bedroom With Ensuite
- Family Bathroom
- Private Lawned Rear Garden



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**** NO CHAIN **** Nestled in the charming village of Sapcote, Aston Way presents an exceptional opportunity to acquire a delightful detached house, perfect for families seeking both space and comfort.

This well-appointed residence boasts impressive entrance hall with guest cloakroom off, useful ground floor study, spacious lounge, open plan dining kitchen and separate utility room. To the first floor there is a master bedroom with ensuite, three further good sized bedrooms and a family bathroom. Outside the property has off road parking, brick built garage and easy to maintain private gardens.

Sapcote offers a popular village atmosphere while still being within easy reach of local amenities and transport links. This makes it an ideal location for those who appreciate the tranquillity of village life, yet desire the convenience of nearby facilities.

VIEWING

By arrangement through the Agents.

DESCRIPTION

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This well-appointed residence boasts impressive entrance hall with guest cloakroom off, useful ground floor study, spacious lounge, open plan dining kitchen and separate utility room. To the first floor there is a master bedroom with ensuite, three further good sized bedrooms and a family bathroom. Outside the property has off road parking, brick built garage and easy to maintain private gardens.

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COUNCIL TAX BAND & TENURE

Blaby Council - Band E (Freehold).

ENTRANCE HALL

13'5" x 3'11" (4.1m x 1.20m)

having composite double glazed front door, ceramic tiled flooring and central heating radiator. Feature staircase to First Floor Landing.



ENTRANCE HALL



GUEST CLOAKROOM

having low level w.c., wash hand basin with chrome mixer tap, central heating radiator, ceramic tiled flooring and upvc double glazed window with obscure glass.



STUDY

6'10" x 6'9" (2.09m x 2.06m)

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



LOUNGE

17'9" x 11'10" (5.42m x 3.62m)

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



LOUNGE



OPEN PLAN DINING KITCHEN

23'5" x 12'8" (7.14m x 3.87m)

having an attractive range of grey Shaker style units including ample base units, drawers and wall cupboards, contrasting work surfaces and upstand, inset stainless steel sink with mixer tap and rinser bowl, built in double oven and grill, gas hob with stainless steel cooker hood over, integrated fridge freezer, integrated dishwasher, ceramic tiled flooring, central heating radiator, inset LED lighting, built in storage cupboard, upvc double glazed window to rear and upvc double glazed French doors opening onto rear garden.



OPEN PLAN DINING KITCHEN



OPEN PLAN DINING KITCHEN



UTILITY ROOM

6'10" x 5'4" (2.09m x 1.64m)

having range of matching base units and wall cupboards, contrasting work surfaces and inset sink with chrome mixer tap, space and plumbing for washing machine, space for tumble dryer, central heating radiator, ceramic tiled flooring, gas fired boiler for central heating and domestic hot water, upvc double glazed side door with obscure glass.



FIRST FLOOR LANDING

14'3" x 3'8" (4.35m x 1.14m)

having spindle balustrading, access to the roof space, central heating radiator and upvc double glazed window.



MASTER BEDROOM

15'0" x 10'7" (4.58m x 3.24m)

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



MASTER BEDROOM



ENSUITE SHOWER ROOM

6'9" x 5'4" (2.07m x 1.63m)

having double shower cubicle with chrome shower over, low level w.c., pedestal wash hand basin, central heating radiator, inset LED lighting, mirrored front cabinet, ceramic tiled splashbacks and oak effect laminate flooring.



BEDROOM TWO

12'5" x 9'1" (3.80m x 2.77m)

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



BEDROOM THREE

10'8" x 9'1" (3.26m x 2.77m)

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



BEDROOM FOUR

10'3" x 6'11" (3.14m x 2.12m)

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



FAMILY BATHROOM

6'8" x 5'7" (2.05m x 1.71m)

having white suite including panelled bath with electric shower over and glass screen, low level w.c., wash hand basin with chrome mixer tap, central heating radiator, ceramic tiled splashbacks, oak effect laminate flooring and upvc double glazed window with obscure glass.



OUTSIDE


There is direct vehicular access over a tarmac driveway with parking for two cars leading to BRICK BUILT GARAGE with electric door, power and light. Gravelled foregarden with shrubs. Pedestrian access via both sides of the property to the private rear garden with patio area, lawn, raised flower beds, well fenced boundaries and garden shed.




OUTSIDE

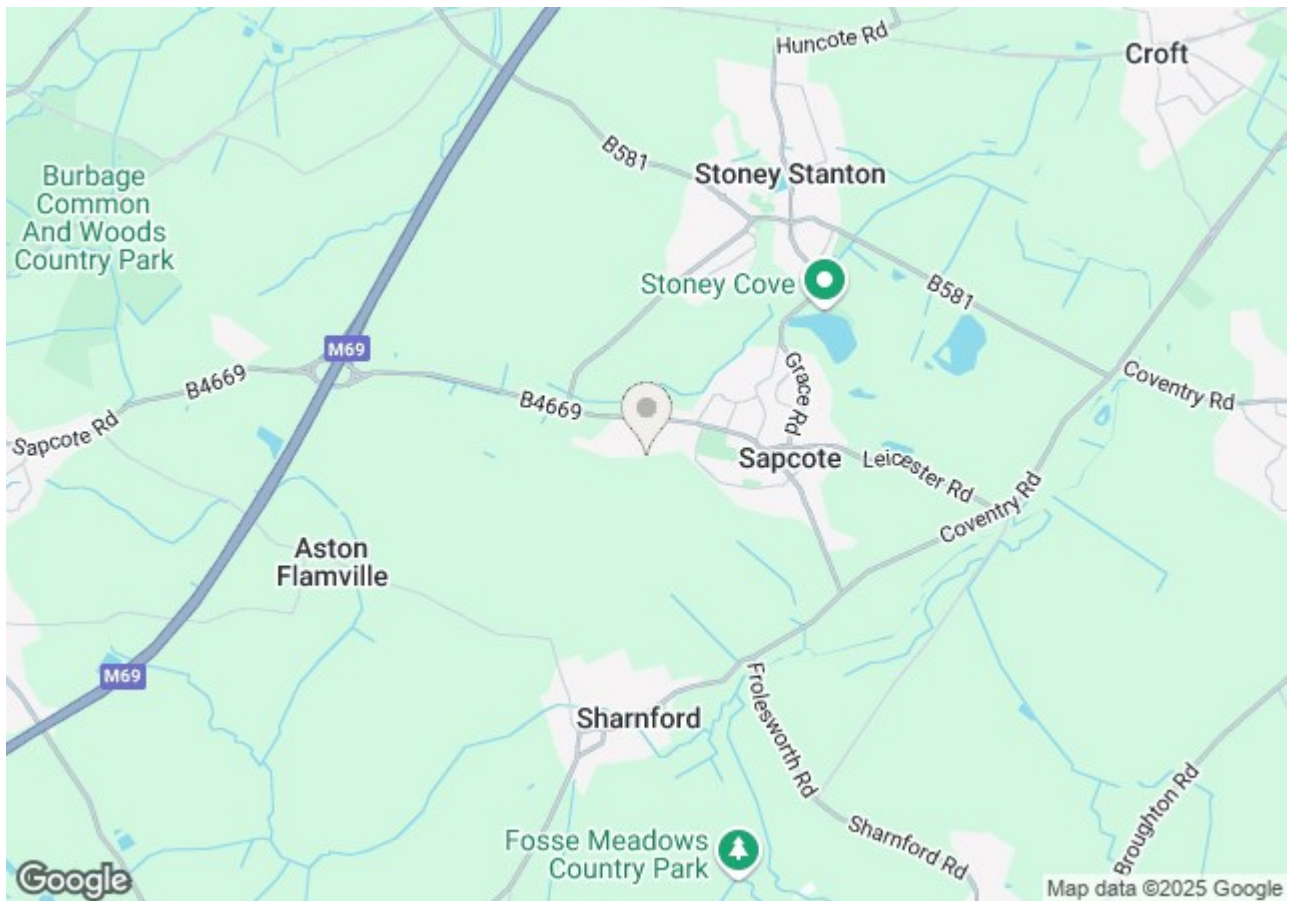


Energy Efficiency Rating

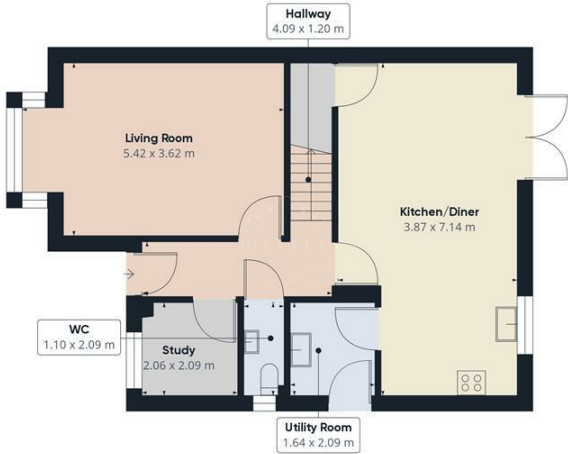
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

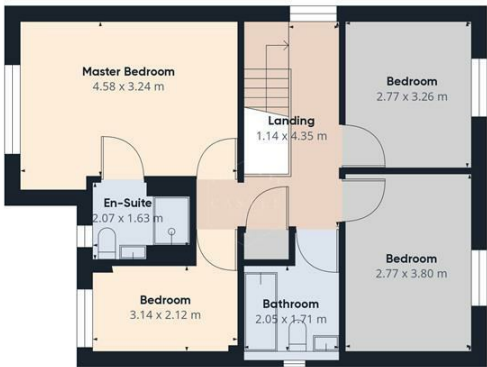
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
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Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
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				EU Directive 2002/91/EC	



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
138.91 m²

(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.
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
