

CASTLE ESTATES

1982

A WELL PRESENTED JELSON BUILT TWO BEDROOMED END TOWNHOUSE WITH PRIVATE REAR GARDEN AND TWO ALLOCATED PARKING SPACES SITUATED IN A POPULAR RESIDENTIAL LOCATION



**15 NORTHFIELD ROAD
SAPCOTE LE9 4GA**

Offers In Excess Of £220,000

- Built By Jelson Homes In 2018
- Entrance Hall With Guest Cloakroom
- Attractive Lounge Opening Onto Rear Garden
- Family Bathroom
- Popular Residential Location
- 3 Years Of NHBC Guarantee Remaining
- Well Fitted Kitchen To Front
- Two Good Sized Bedrooms
- Private Garden & Two Allocated Parking Spaces
- VIEWING ESSENTIAL



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This delightful end townhouse on Northfield Road offers a perfect blend of modern living and comfort. Built by the reputable Jelson Homes in 2018, this property boasts a contemporary design and is still under the protection of a three-year NHBC guarantee, providing peace of mind for prospective buyers.

Upon entering, you will be greeted by an entrance hall with guest cloakroom off, bright and airy lounge/dining room space that is ideal for both relaxation and entertaining. The well-appointed kitchen is designed with functionality in mind. The two good sized bedrooms and a family bathroom.

One of the standout features of this property is the private rear garden, Additionally, the convenience of two allocated parking spaces adds to the appeal, ensuring that you have easy access to your home.

Located in the popular village of Sapcote, you will benefit from being within easy reach of local amenities and transport links.

This property is an excellent opportunity for first-time buyers and investors. Do not miss the chance to make this lovely property your own.

VIEWING

By arrangement through the Agents.

DESCRIPTION

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COUNCIL TAX BAND & TENURE

Blaby Council - Band (Freehold).

ENTRANCE HALL

having composite double glazed front door with leaded lights, wood effect flooring, central heating radiator. Feature staircase to First Floor Landing.

GUEST CLOAKROOM

having low level w.c., pedestal wash hand basin with chrome mixer tap, central heating radiator, electric consumer unit and upvc double glazed window to front with obscure glass.



KITCHEN

10'0" x 6'3" (3.05m x 1.93m)

having range of modern fitted Shaker style units including base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset stainless steel sink with mixer tap, built in electric oven, four ring gas hob with cooker hood over, space for tall standing fridge freezer, space and plumbing for washing machine, kick space heater, built in gas fired boiler for central heating and domestic hot water and upvc double glazed window to front.



KITCHEN



LOUNGE/DINING ROOM

14'0" x 11'9" (4.28m x 3.59m)

having feature inglenook style fireplace with multi fuel log burner and wooden beam over, central heating radiator, tv aerial point, under stairs storage cupboard and wood effect flooring. Upvc double glazed French doors opening onto the rear garden.



LOUNGE/DINING ROOM



FIRST FLOOR LANDING

having access to the part boarded roof space and spindle balustrading.



BEDROOM ONE

13'9" x 9'2" (4.21m x 2.80m)

having space for triple wardrobe, central heating radiator, storage cupboard over the stairs and upvc double glazed window to front.



BEDROOM ONE



BEDROOM TWO

14'0" x 6'2" (4.27m x 1.89m)

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



BEDROOM TWO



BATHROOM

7'1" x 6'1" (2.16m x 1.87m)

having white suite including panelled bath with mains fed shower over and screen, low level w.c., wash hand basin with chrome mixer tap, ceramic tiled splashbacks, white heated towel rail, extractor fan and mirror fronted cabinet.



OUTSIDE

Slabbed path leading to front porch and stone/gravelled foregarden. A fully enclosed and private rear garden with good sized patio area, artificial lawn, well fenced boundaries. Two allocated parking spaces to rear.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		97
(92 plus) A		
(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

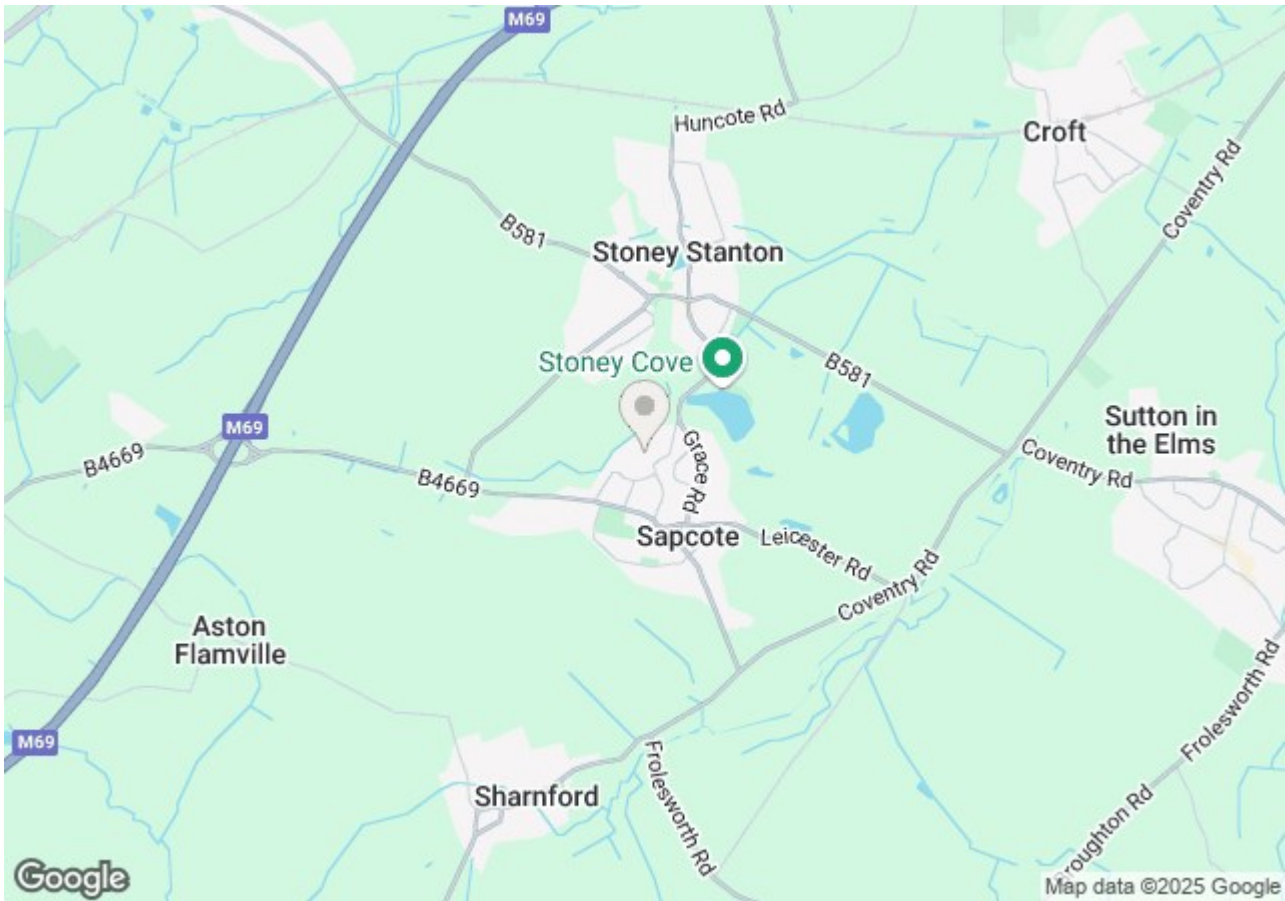
EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

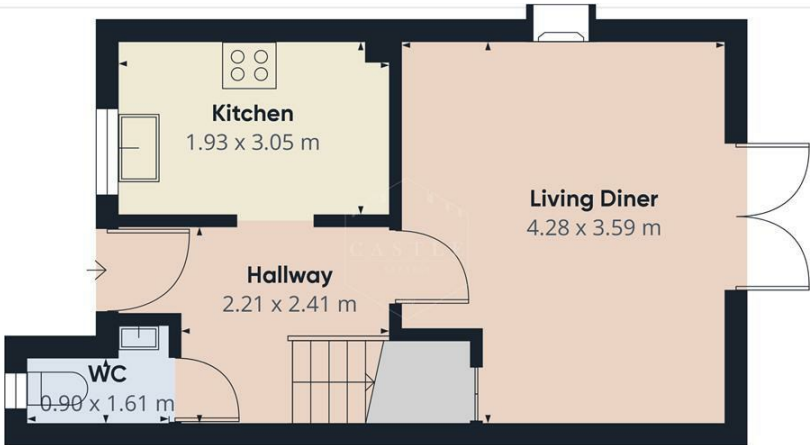
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

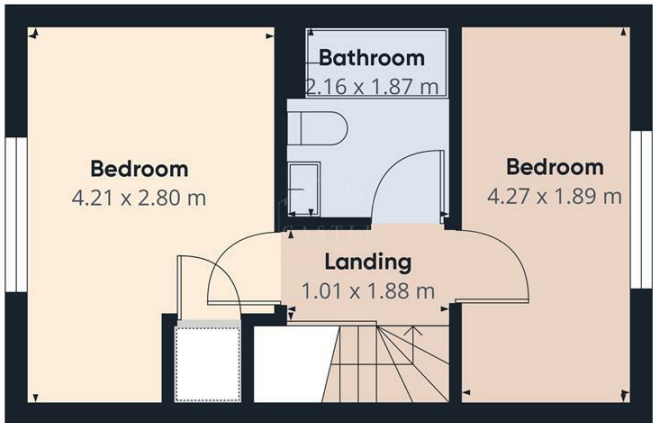
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Floor 0



Floor 1

Approximate total area⁽¹⁾
53.48 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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
