

# CASTLE ESTATES

1982

**A WELL PRESENTED, EXTENDED AND MUCH IMPROVED FOUR BEDROOMED  
DETACHED FAMILY RESIDENCE SITUATED IN A MOST SOUGHT AFTER VILLAGE  
LOCATION**



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

**Realistic Offers Considered £425,000**

- Impressive Hall
- Separate Dining Room
- Utility Room
- Four Good Sized Bedrooms
- Ample Off Road Parking & Garage
- Spacious Lounge
- Well Fitted Kitchen
- Ground Floor Shower Room
- First Floor Family Bathroom
- Well Tended & Private Gardens



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Sapcote Road in Stoney Stanton, this charming detached house presents an excellent opportunity for families seeking a spacious and versatile home. Viewing is essential to fully appreciate its wealth of attractive fixtures and fittings.

The accommodation boasts entrance hall, spacious lounge, separate dining room, well fitted kitchen, utility room and a useful ground floor shower room. To the first floor there are four good sized bedrooms and a refitted family bathroom.

The house is set on a sizeable private plot with ample parking and garage. The expansive outdoor space not only enhances the property's appeal but also provides a wonderful canvas for gardening enthusiasts or those wishing to create their own outdoor oasis. Furthermore, there is ample scope for further extension, allowing you to tailor the home to your specific needs and preferences.

### **COUNCIL TAX BAND & TENURE**

Blaby Council Band E (Freehold).

### **ENTRANCE HALL**

12'1" x 5'10" (3.69m x 1.80m )

having upvc double glazed front door with leaded lights and side windows with obscure glass, herringbone wood flooring, central heating radiator, telephone point and alarm control panel. Feature spindle balustraded pine staircase to First Floor Landing.





## LOUNGE

20'11" x 11'0" (6.40m x 3.37m )

having feature marble Minster style fireplace with gas fire, ceiling fan with light, further inset LED lighting, coved ceiling, two central heating radiators, wall light points, tv aerial point, upvc double glazed windows to front and side. French doors opening onto private rear garden.



## LOUNGE



## LOUNGE





## DINING ROOM

11'10" x 11'1" (3.63m x 3.40m )

having feature fireplace with gas fire, ornate wood surround, marble back and hearth, coved ceiling, central heating radiator, wall light points, herringbone wood flooring and upvc double glazed bay window to front.



## KITCHEN

14'4" x 11'3" (4.39m x 3.45m )

having an attractive range of fitted units including base units, drawers and wall cupboards, contrasting work surfaces and inset stainless steel sink with mixer tap and rinser bowl, ceramic tiled splashbacks, built in oven and grill, gas hob with extractor hood over, integrated dishwasher, fridge freezer and further freezer, inset LED lighting, Amtico tiled flooring, central heating radiator and upvc double glazed window.





## KITCHEN



## UTILITY ROOM

7'7" x 7'1" (2.32m x 2.17m )

having range of fitted units including base units, drawers and wall cupboards, work surfaces, inset stainless steel sink with mixer tap and rinsers bowl, ceramic tiled splashbacks, space and plumbing for washing machine, space for tumble dryer, gas fired boiler for central heating and domestic hot water, upvc double glazed window and door to garden.





## SHOWER ROOM

7'0" x 6'4" (2.14m x 1.94m)

having corner shower cubicle with shower over, vanity unit with wash hand basin, low level w.c., fully tiled walls, white heated towel rail, extractor fan, wood effect flooring and upvc double glazed window with obscure glass.



## FIRST FLOOR LANDING

12'3" x 5'11" (3.75m x 1.82m)

having pine spindle balustrading, central heating thermostat, built in storage cupboard. Access to a boarded roof space with drop down ladder being an ideal Hobbies Room with light, power, double glazed Velux roof light and control for the solar panels.

## BEDROOM ONE

11'0" x 10'0" (3.36m x 3.07m )

having an excellent range of quality fitted furniture including range of wardrobes, bedside cabinets, dressing table with drawers, fitted mirror with lighting and further full length mirror, central heating radiator, remote controlled ceiling fan, coved ceiling and upvc double glazed windows to side and front.





## BEDROOM ONE



## BEDROOM TWO

11'10" x 10'11" (3.63m x 3.33m)

having double sliding mirror fronted wardrobe, wall light point, central heating radiator and upvc double glazed window to front.



### BEDROOM THREE

13'4" x 8'0" (4.07m x 2.45m)

having range of fitted furniture including wardrobes, dressing table with drawers, vanity unit with wash hand basin, wall light point, central heating radiator and upvc double glazed window to rear.





## BEDROOM FOUR

11'3" x 8'3" (3.44m x 2.53m )

having central heating radiator, airing cupboard housing the lagged copper cylinder and immersion heater and upvc double glazed window to rear.



## BATHROOM

8'4" x 5'8" (2.55m x 1.75m)

having modern white suite including double ended panelled bath with shower over and screen, vanity unit with wash hand basin, mirror fronted cabinet with lighting above, low level w.c., fully tiled walls, chrome ladder style heated towel rail, warm air wall mounted heater, extractor fan, inset LED lighting and upvc double glazed window to rear with obscure glass.



## OUTSIDE

There is direct vehicular access over a good sized driveway with ample standing for several cars leading to GARAGE (5.40m x 3.94m) with electric front door, power, light, upvc double glazed window and side personal door to garden. The foregarden has blocking paving, slabs and decorative stones for ease of maintenance. Pedestrian access via both side of the property to a fully enclosed and private rear garden with slabbed patio area, lawn, mature flower and shrub borders, well fenced boundaries and green house. SUMMER HOUSE/HOME OFFICE (4.45m x 2.95m) with timber double glazed French doors to front, two windows to side, wood effect flooring, power and light.





## OUTSIDE



## OUTSIDE





## OUTSIDE - OUTSIDE CABIN/SUMMER HOUSE




## OUTSIDE - REAR ELEVATION




## OUTSIDE - AERIAL VIEW

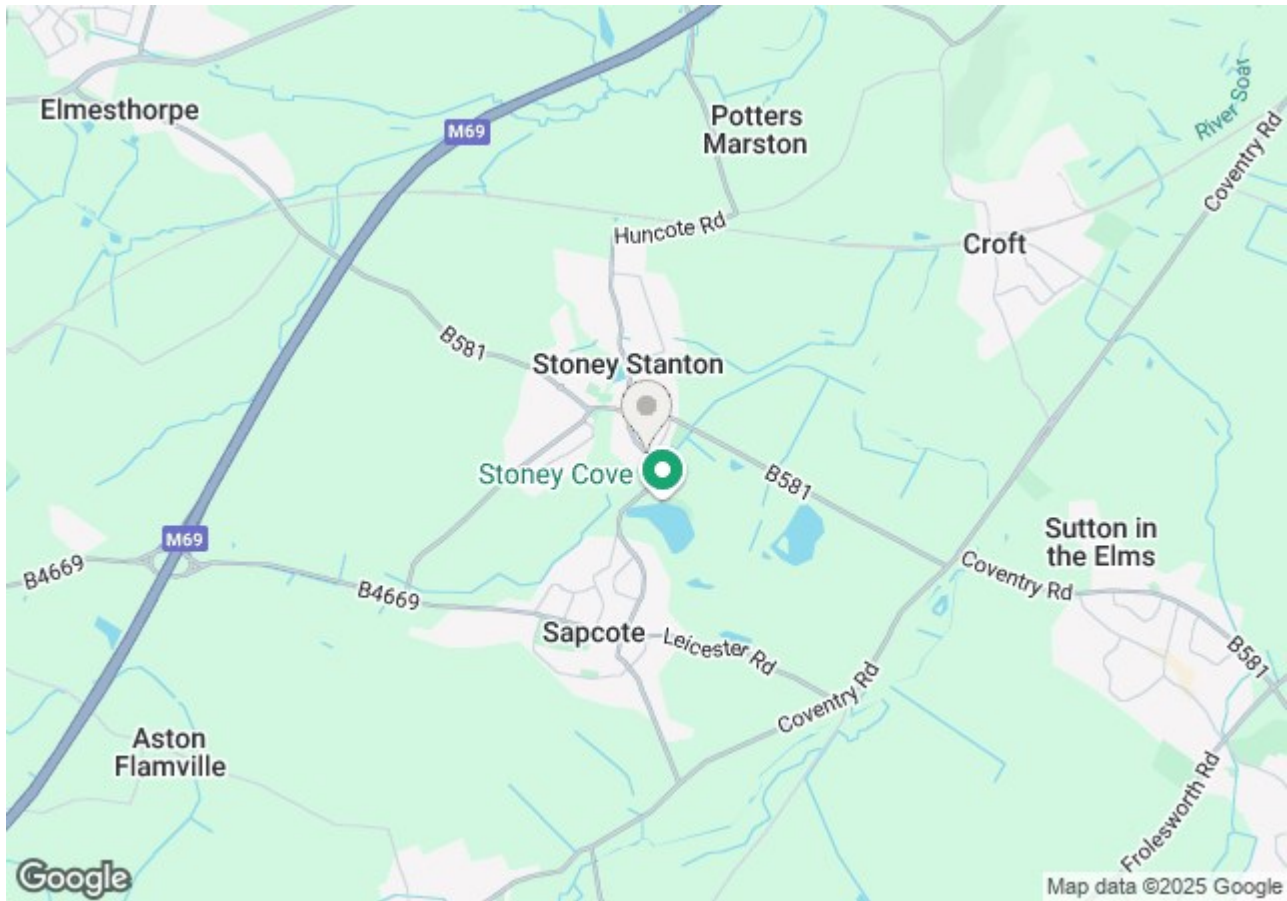




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Approximate total area<sup>(1)</sup>  
156.8 m<sup>2</sup>  
Reduced headroom  
0.8 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 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.  
  
GIRAFFE360

## **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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