

CASTLE ESTATES

1982

**A MOST ATTRACTIVE AND SPACIOUS FOUR BEDROOMED DORMER BUNGALOW
STANDING A GOOD SIZED PLOT WITH AMPLE PARKING, GARAGE AND WELL TENDED
PRIVATE GARDENS SITUATED IN A MOST SOUGHT AFTER VILLAGE LOCATION**



**70 SPA DRIVE
SAPCOTE LE9 4FN
Offers Over £400,000**

- Impressive Entrance Hall
- Good Sized Dining Room
- Two Ground Floor Bedrooms
- Two First Floor Bedrooms
- Landscaped Private Gardens
- Attractive Lounge
- Well Fitted Kitchen
- Sizeable Family Bathroom
- Ample Off Road Parking & Garage
- Sought After Village Location



112 Castle Street, Hinckley, Leicestershire. LE10 1DD

info@castles-online.co.uk - 01455 617997

www.castles-online.co.uk



Nestled in the charming village of Sapcote, this delightful dormer detached bungalow on Spa Drive offers a perfect blend of comfort and elegance. With four spacious bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The two inviting reception rooms provide ample opportunity for relaxation and entertaining, ensuring that you can enjoy both quiet evenings and lively gatherings with friends and family.

The well-tended landscaped gardens surrounding the bungalow are a true highlight, offering a serene outdoor space to unwind and appreciate nature. Whether you wish to cultivate your green thumb or simply enjoy a peaceful afternoon in the sun, these gardens provide a beautiful backdrop for outdoor living.

Located in the popular village of Sapcote, you will benefit from a friendly community and easy access to local amenities. This property is not just a house; it is a home where memories can be made. If you are seeking a tranquil lifestyle in a beautiful setting, this bungalow is certainly worth considering.

COUNCIL TAX BAND & TENURE

Blaby Council - Band D (Freehold).

ENTRANCE HALL

having upvc double glazed door with leaded light side windows, upvc double glazed bow window to front, coved ceiling, wall light points, central heating radiator and feature staircase to First Floor Landing.



LOUNGE

16'3" x 11'11" (4.96m x 3.64m)

having feature ornate marble fireplace with inset fire, two central heating radiators, coved ceiling, wall light points, tv aerial point and upvc double glazed window to front.





KITCHEN

13'8" x 13'8" (4.19m x 4.19m)

having an attractive range of fitted units including base units, drawers and wall cupboards with under lighting, contrasting work surfaces and inset sink with mixer tap, ceramic tiled splashbacks, built in double oven and grill, gas hob, integrated fridge freezer, integrated washing machine and tumble dryer, central heating radiator, coved ceiling, floor mounted oil fired boiler for central heating and domestic hot water, coved ceiling, inset LED lighting, two upvc double glazed windows and stable door opening onto garden.





DINING ROOM

21'10" x 12'0" (6.66m x 3.67m)

having feature ornate marble fireplace with inset fire, coved ceiling, tv aerial point, central heating radiator and sliding patio doors opening onto garden.

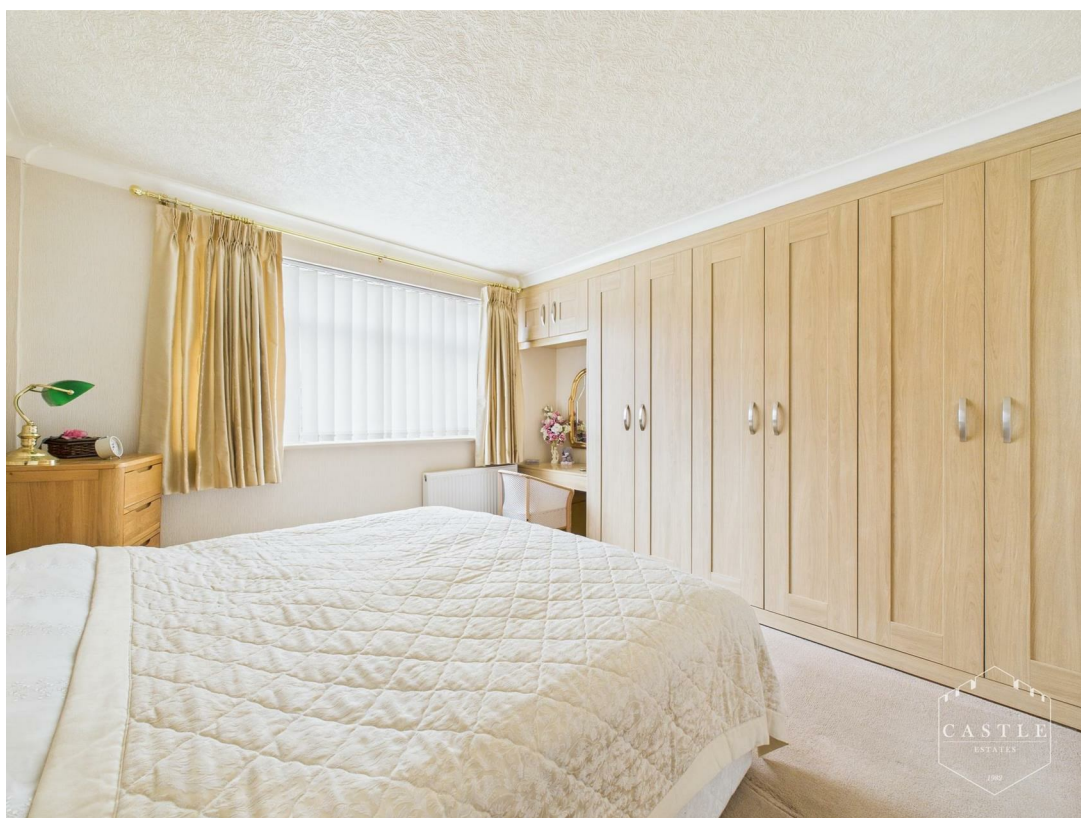




BEDROOM ONE

11'11" x 10'4" (3.64m x 3.15m)

having range of fitted wardrobes and dressing table, central heating radiator and upvc double glazed window to front.



BEDROOM TWO

11'11" x 8'9" (3.65m x 2.69m)

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

BATHROOM

14'11" x 7'7" (4.56m x 2.32m)



FIRST FLOOR LANDING

BEDROOM THREE

18'9" x 10'0" (5.72m x 3.06m)

having beamed ceiling, wall light points, central heating radiator and upvc double glazed window to rear.



OFFICE/BEDROOM FOUR

12'0" x 9'11" (3.66m x 3.03m)

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

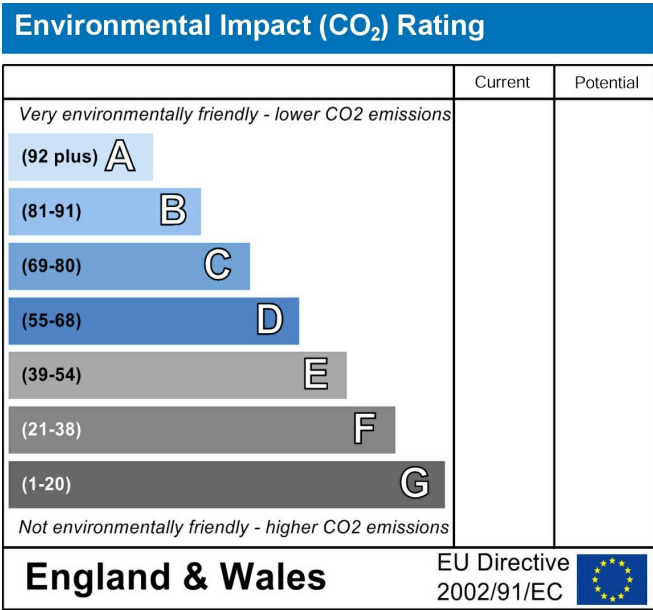
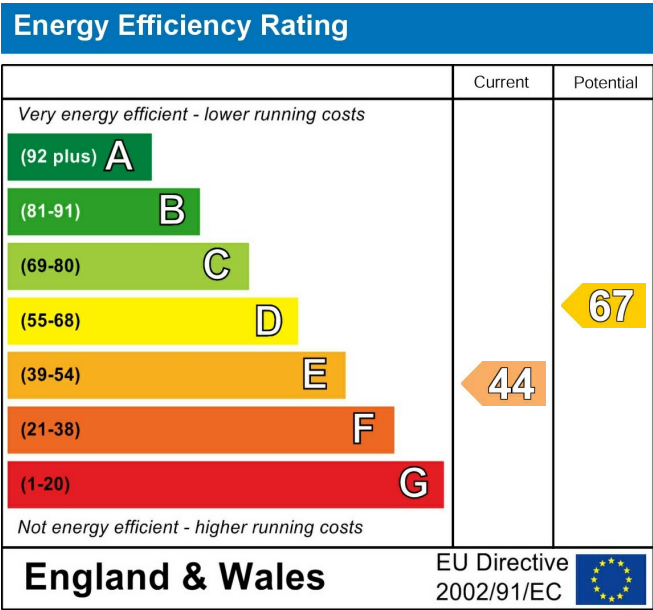
OUTSIDE

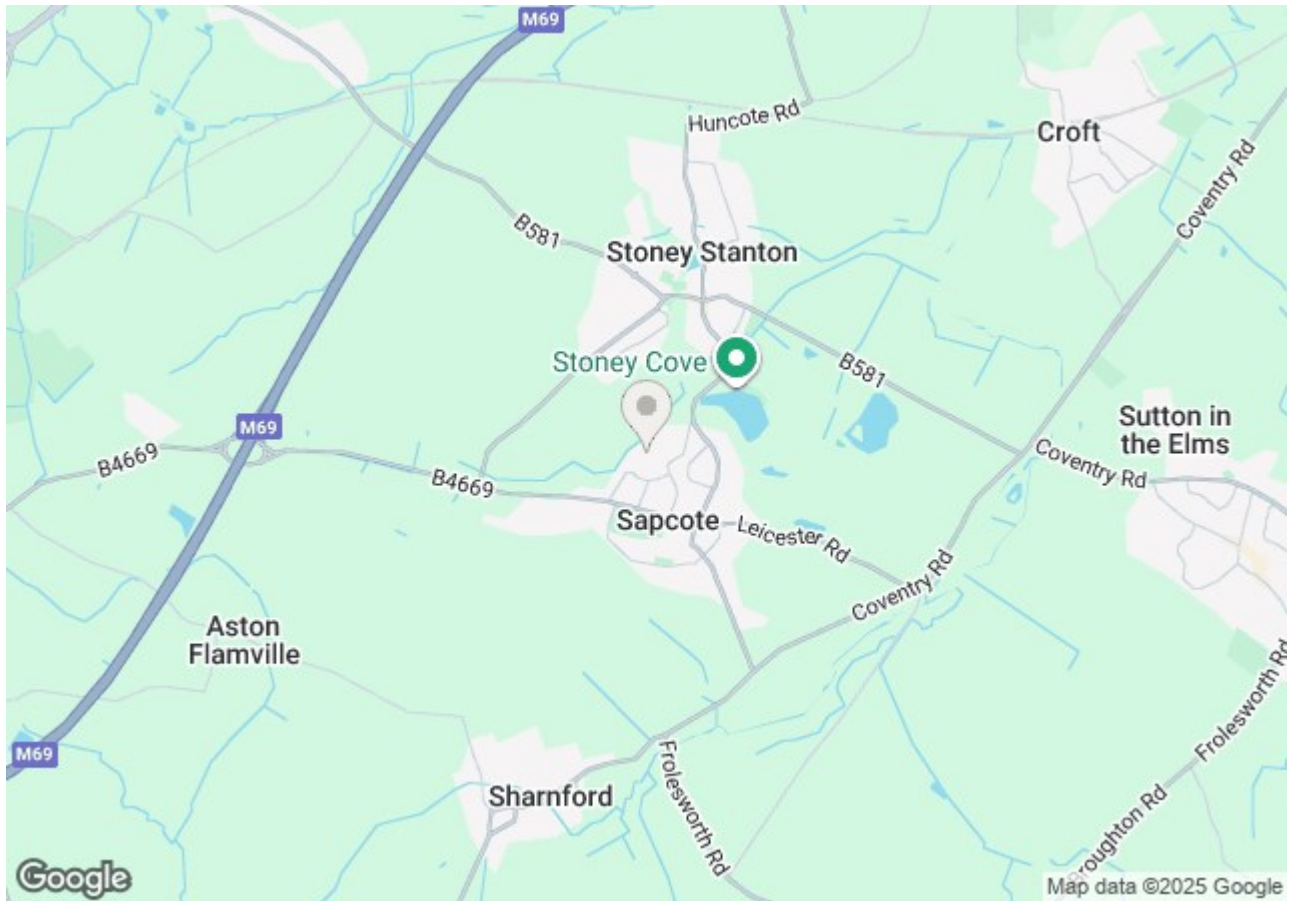
There is direct vehicular access over a good sized tarmac driveway with standing for numerous cars leading to GARAGE with up and over door. A well tended lawned foregarden with mature shrubs and flower borders. A fully enclosed landscaped rear garden with many attractive features including patio area with steps down to lawn, mature shrubs, trees and flower borders and fenced boundaries. Private and not overlooked.











Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
		Current	Potential		
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(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 ₂ emissions	
		44	67		
England & Wales		EU Directive 2002/91/EC		England & Wales	



Approximate total area⁽¹⁾
167.6 m²
Reduced headroom
23 m²

(1) Excluding balconies and terraces.

Reduced headroom
Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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
