

CASTLE ESTATES

1982

A BEAUTIFULLY PRESENTED, SPACIOUS AND MUCH IMPROVED THREE BEDROOMED DETACHED FAMILY RESIDENCE WITH BRICK BUILT GARAGE/ANNEXE SITUATED IN A MOST SOUGHT AFTER RESIDENTIAL LOCATION



6 BATH CLOSE SAPCOTE LE9 4FA

Offers In The Region Of £350,000

- Entrance Porch To Hall
- Well Fitted Kitchen
- Three Good Sized Bedrooms
- Ample Off Road Parking
- Well Tended Landscaped Rear Garden
- Spacious & Attractive Lounge/Dining Room
- Useful Ground Floor Study/Office
- Contemporary Fitted Family Bathroom
- Detached Garage/Annexe with Shower Room
- VIEWING ESSENTIAL



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**** VIEWING ESSENTIAL **** This beautifully presented, spacious and much improved detached family residence must be viewed to fully appreciate its size of accommodation, wealth of highest quality fixtures and fittings.

The accommodation boasts entrance porch leading to hall, attractive and spacious lounge/dining room, well fitted kitchen and a useful ground floor office. To the first floor there are three good sized bedrooms and a contemporary fitted family bathroom. Outside the property enjoys ample off road parking, garage with attached annexe having shower room. The rear garden is landscaped and easy to maintain.

It is situated in the popular village of Sapcote within easy distance of the village centre which has a very good range of local amenities. Schools can be found in Sapcote and the neighbouring village of Stoney Stanton. Commuting via junctions 1 and 2 of the M69 makes travelling to Leicester, Coventry, Birmingham and other urban areas very good indeed.

COUNCIL TAX BAND & TENURE

Blaby Council - Band C (Freehold).

ENTRANCE PORCH

6'5" x 3'10" (1.97m x 1.18m)

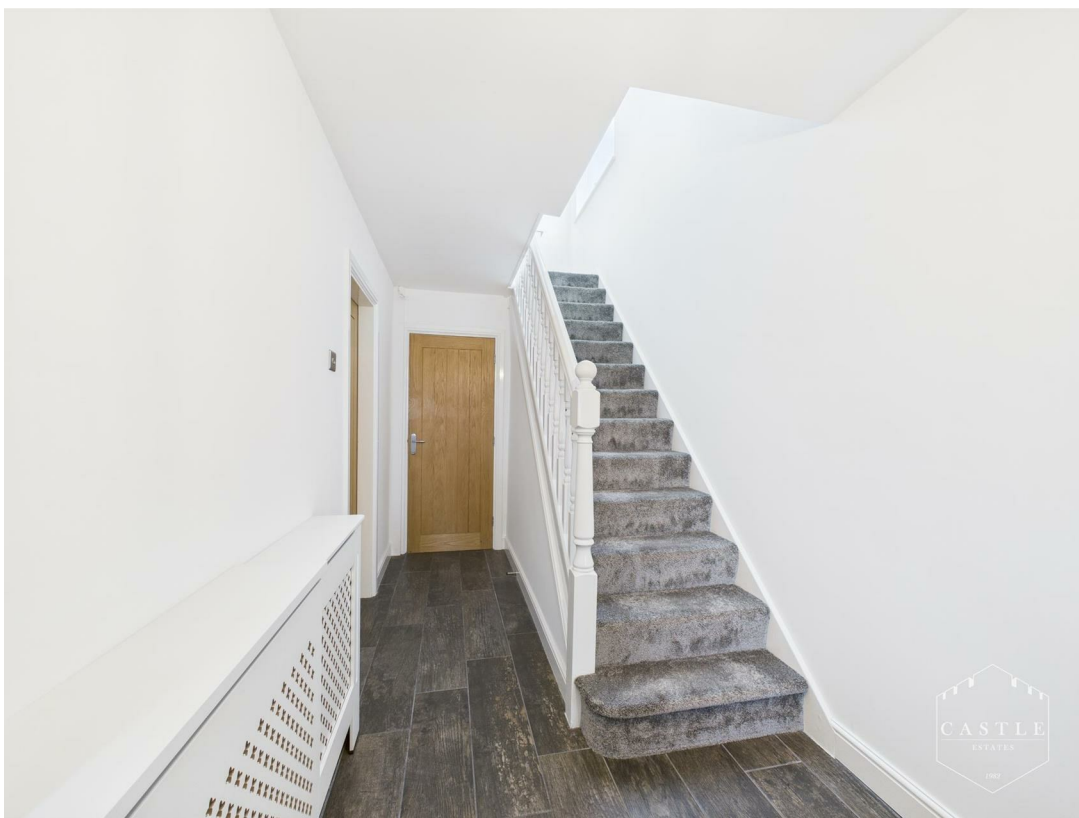
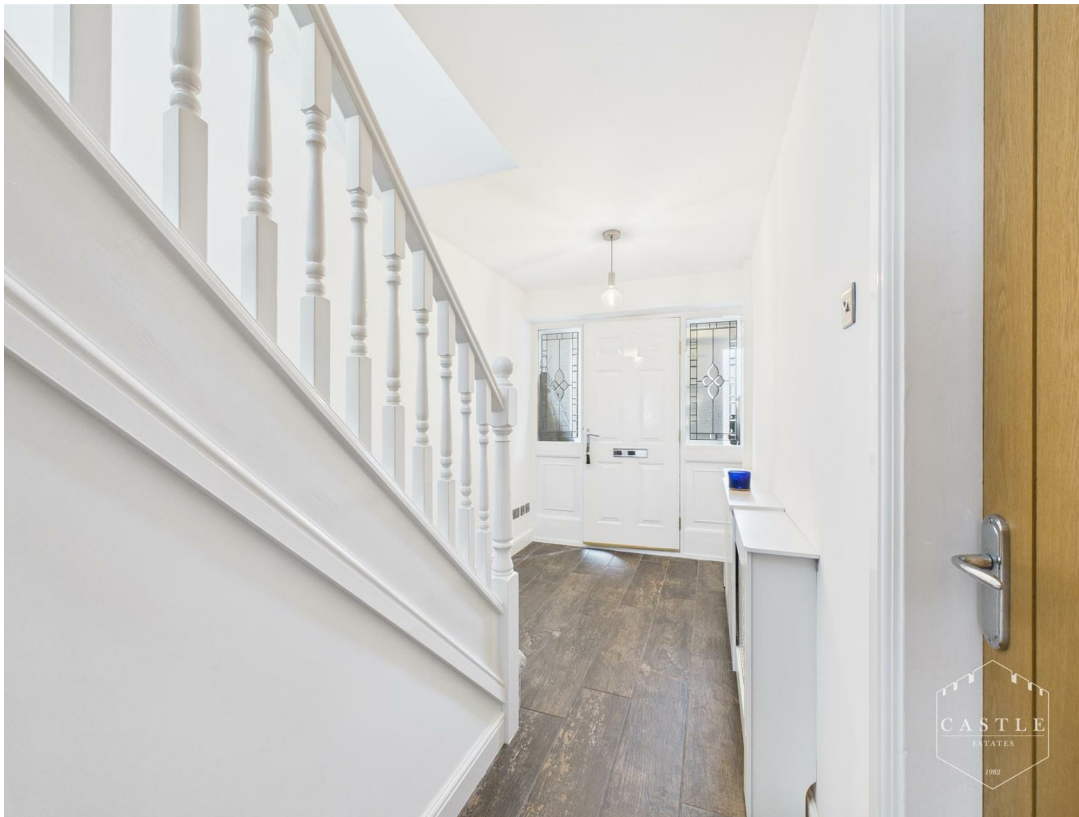
having composite front door with upvc double glazed obscure windows to side and wood effect flooring. Composite door and leaded light windows to side leading to Hall.



HALL

14'10" x 6'2" (4.53m x 1.89m)

having wood effect flooring and central heating radiator. Feature spindle balustraded staircase to the First Floor Landing.



LOUNGE/DINING ROOM

25'9" x 12'7" (7.85m x 3.86m)

having upvc double glazed window to front, feature fireplace with open fire facility, coved ceiling, wall light points, two central heating radiators, wood effect flooring, upvc double glazed side windows and French doors opening onto rear garden.



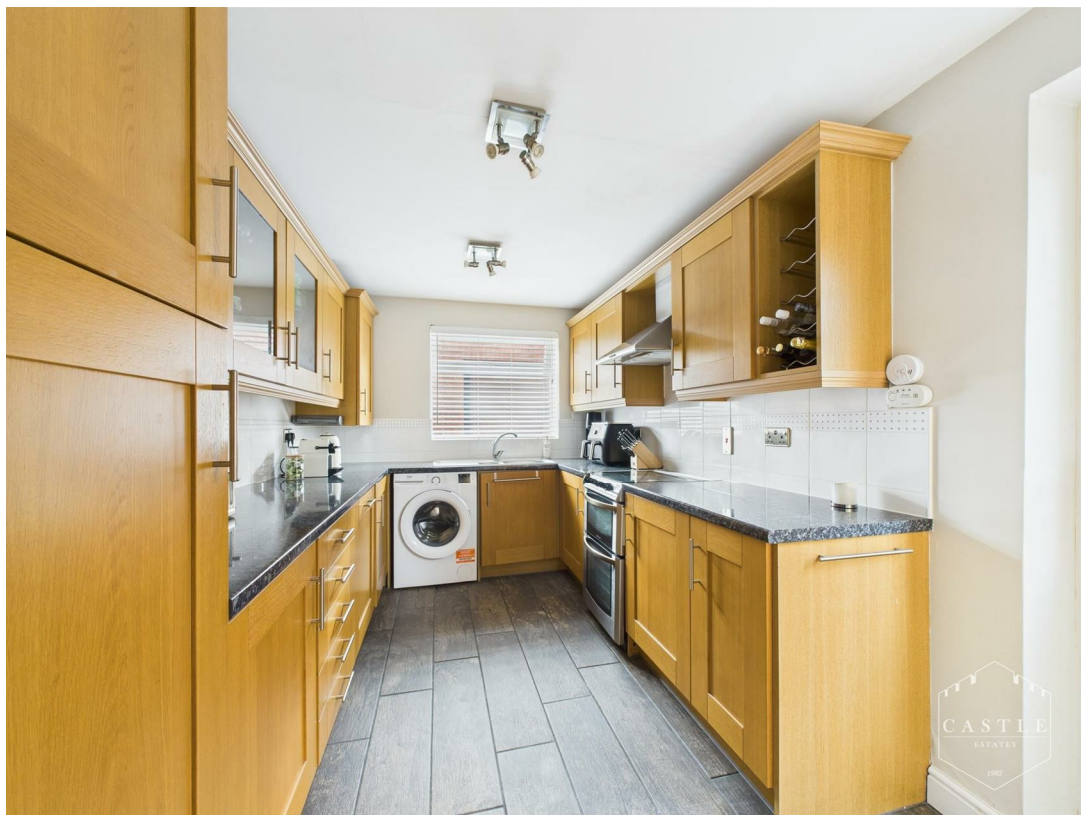




KITCHEN

12'10" x 8'2" (3.93m x 2.49m)

having an attractive range of fitted units including base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset stainless steel sink with mixer tap, space for cooker with stainless steel cooker hood over, space and plumbing for washing machine, integrated fridge freezer, upvc double glazed window to rear and upvc double glazed side door to outside.



OFFICE

8'9" x 7'10" (2.68m x 2.40m)

having upvc double glazed window to rear, central heating radiator and wood effect flooring.



FIRST FLOOR LANDING

having upvc double glazed window to side, access to the roof space and spindle balustrading.



BEDROOM ONE

13'2" x 11'0" (4.03m x 3.37m)

having upvc double glazed window to front, central heating radiator and wall mounted tv aerial point.



BEDROOM TWO

12'1" x 10'0" (3.69m x 3.07m)

having upvc double glazed window to rear, central heating radiator and wall mounted tv aerial point.



BEDROOM THREE

8'11" x 7'8" (2.73m x 2.35m)

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



BATHROOM

9'2" x 8'8" (2.81m x 2.65m)

having contemporary suite including large jacuzzi bath, separate shower cubicle, vanity unit with wash hand basin, low level w.c., chrome heated towel rail, fully tiled walls and flooring, inset LED lighting, extractor fan and upvc double glazed window with obscure glass to rear.



GARAGE

13'3" x 12'5" (4.04m x 3.80m)

having up and over door, power, light, upvc double glazed window and door to garden. Door to Annexe Gym.

ANNEXE - GYM

12'7" x 13'0" (3.84m x 3.98m)

having upvc double glazed French doors to front, wood effect flooring and wall mounted fire.



ANNEXE - SHOWER ROOM

8'3" x 4'0" (2.54m x 1.23m)

having fully tiled shower cubicle, vanity unit with wash hand basin, low level w.c., chrome heated towel rail, extractor fan and wood effect flooring.



OUTSIDE

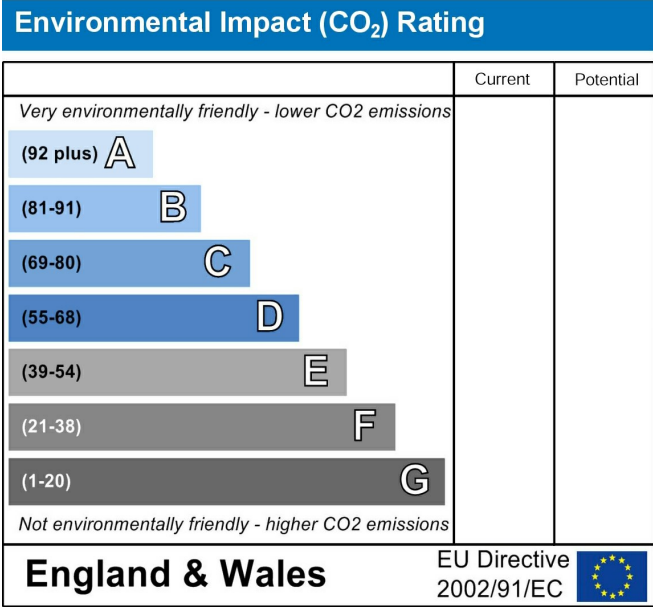
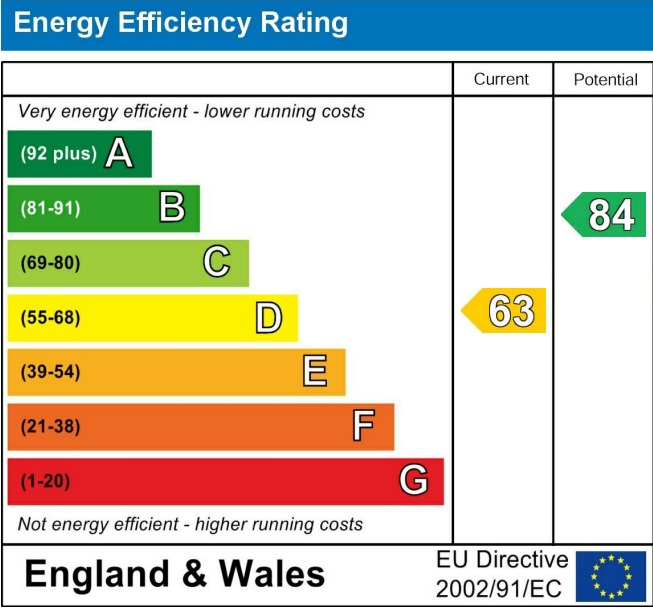
There is direct vehicular access over a good sized driveway with standing for several cars leading to double gates and GARAGE. A fully enclosed rear garden with decked areas, mature shrubs, artificial lawn and well fenced boundaries.

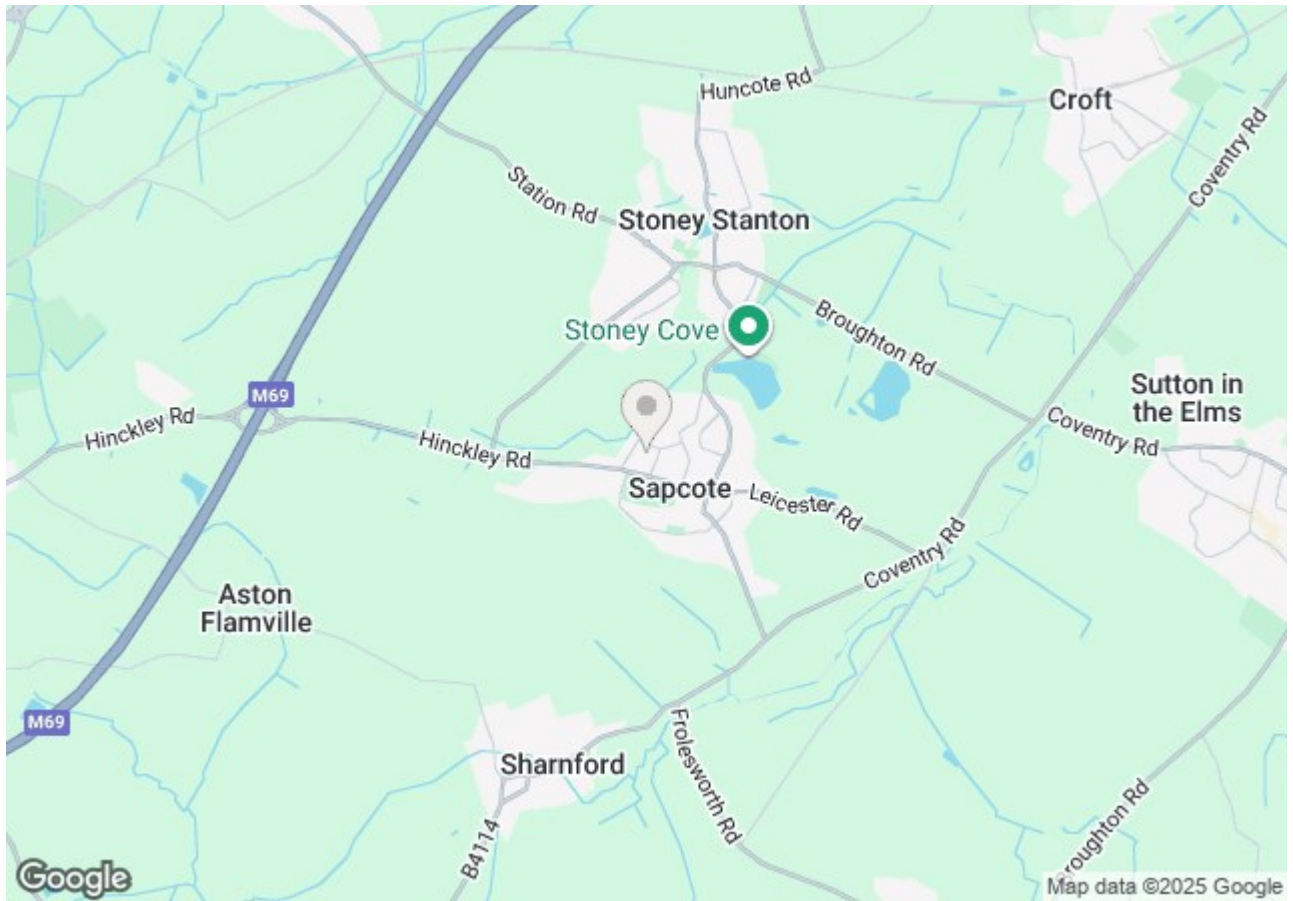




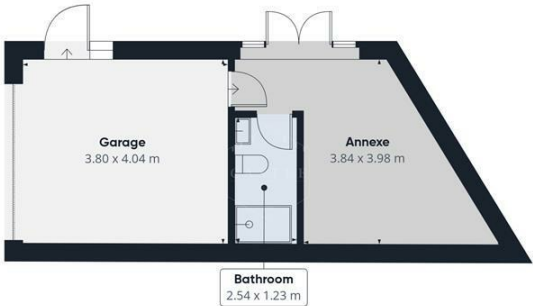
FRONT ELEVATION







Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		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		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Approximate total area⁽¹⁾
134.5 m²

(1) Excluding balconies and terraces

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
