

# CASTLE ESTATES

1982

A VERY IMPRESSIVE THREE BEDROOMED SEMI DETACHED FAMILY RESIDENCE STANDING ON A GOOD SIZED PLOT WITH OPEN COUNTRYSIDE TO THE REAR SITUATED IN A MOST POPULAR VILLAGE LOCATION



**22 FREWEN DRIVE  
SAPCOTE LE9 4LF**

**Offers In Excess Of £290,000**

- Impressive Entrance Hall
- Spacious Lounge/Dining Room
- Modern Family Bathroom
- Well Tended Rear Garden
- Popular Village Location
- Well Fitted Kitchen
- Three Good Sized Bedrooms
- Ample Off Road Parking & Garage
- Open Countryside Views To Rear
- **VIEWING ESSENTIAL**



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Situated in the popular village of Sapcote, this beautifully presented semi-detached house on Frewen Drive offers a perfect blend of comfort and style. Built in 1965, the property boasts a sizeable plot, providing ample outdoor space. One of the standout features of this property is the open countryside views to the rear.

The accommodation enjoys well proportioned entrance hall, spacious lounge/dining room and a well fitted Shaker style kitchen. To the first floor there are three good sized bedrooms and a modern family bathroom. Outside the property has ample off road parking, garage and well tended gardens. **VIEWING IS ESSENTIAL**

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

Blaby Council - Band C (Freehold).

### **ENTRANCE HALL**

18'9 x 7'2m (5.72m x 2.18mm )

having composite side door, upvc double glazed window to front, wood effect flooring and central heating radiator. Feature staircase to First Floor Landing.





## LOUNGE/DINING ROOM

22'7 x 14'2 (6.88m x 4.32m )

having upvc double glazed bow window to front, feature log burning stove with brick hearth and beam over, tv aerial point, two central heating radiators and wood effect flooring. Upvc double glazed French doors opening onto Rear Garden.







## KITCHEN

10'1 x 8'10 (3.07m x 2.69m )

having an attractive range of Shaker style units including base units, drawers and wall cupboards, butchers block work surfaces and inset sink, space for cooker, space and plumbing for washing machine, built in microwave, integrated fridge freezer, wood effect flooring, central heating radiator, inset LED lighting and upvc double glazed window to rear. Upvc double glazed door opening onto Garden.



## FIRST FLOOR LANDING

7'1 x 3'8 (2.16m x 1.12m )

having spindle balustrading and access to the roof space.



## BEDROOM ONE

13'9 x 13'3 (4.19m x 4.04m )

having range of fitted wardrobes, central heating radiator, tv aerial point and upvc double glazed window to front.



## BEDROOM TWO

13'10 x 8'10 (4.22m x 2.69m )

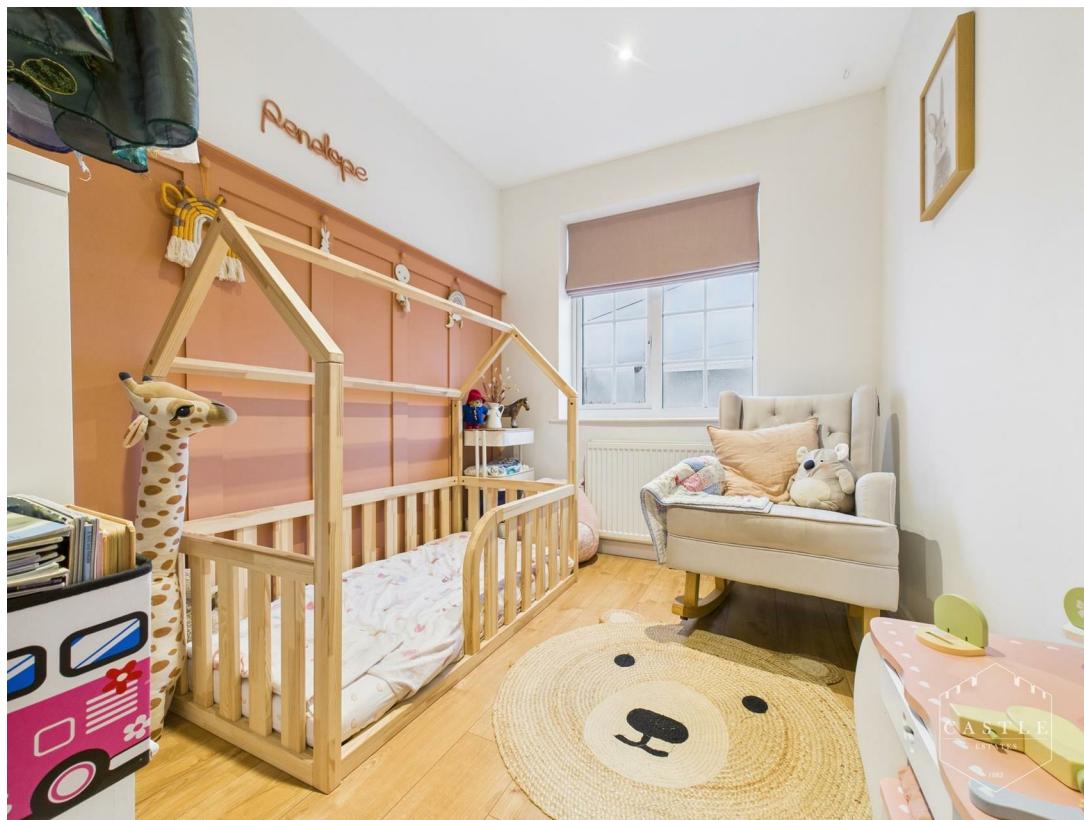
having built in storage cupboard, central heating radiator and upvc double glazed window to rear.



### BEDROOM THREE

9' x 7'1 (2.74m x 2.16m )

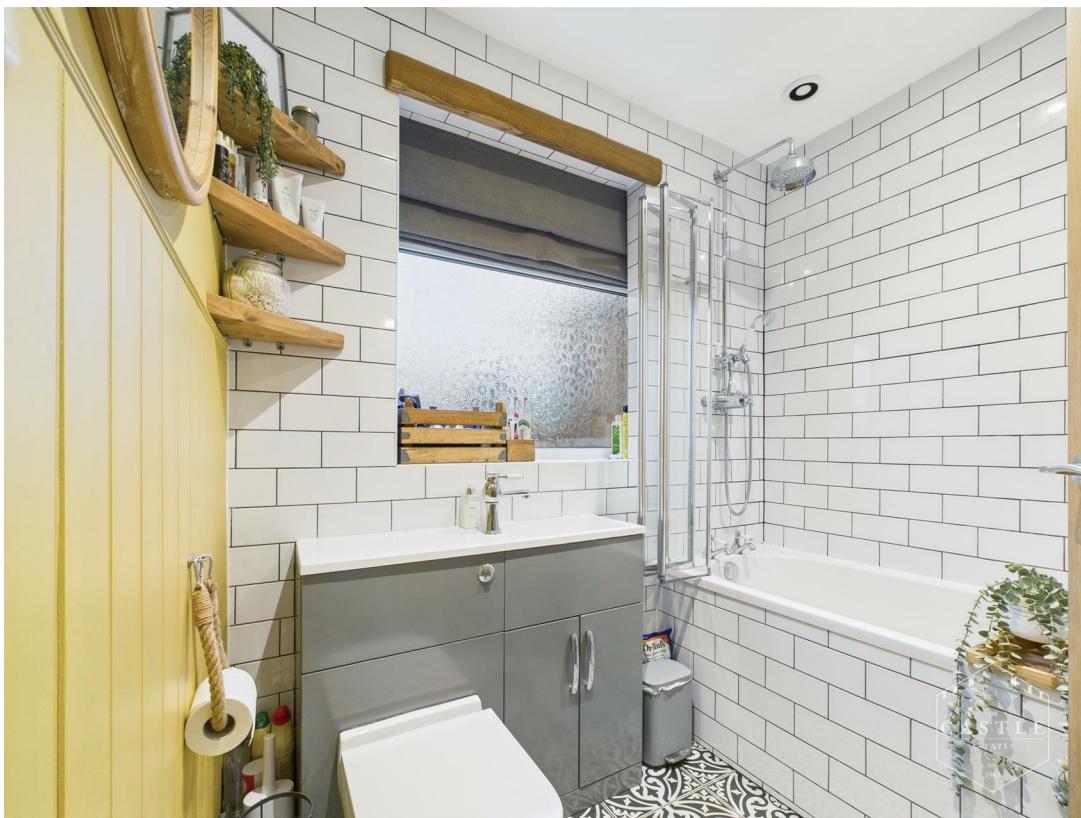
having central heating radiator, wood effect flooring and upvc double glazed window to front.



### BATHROOM

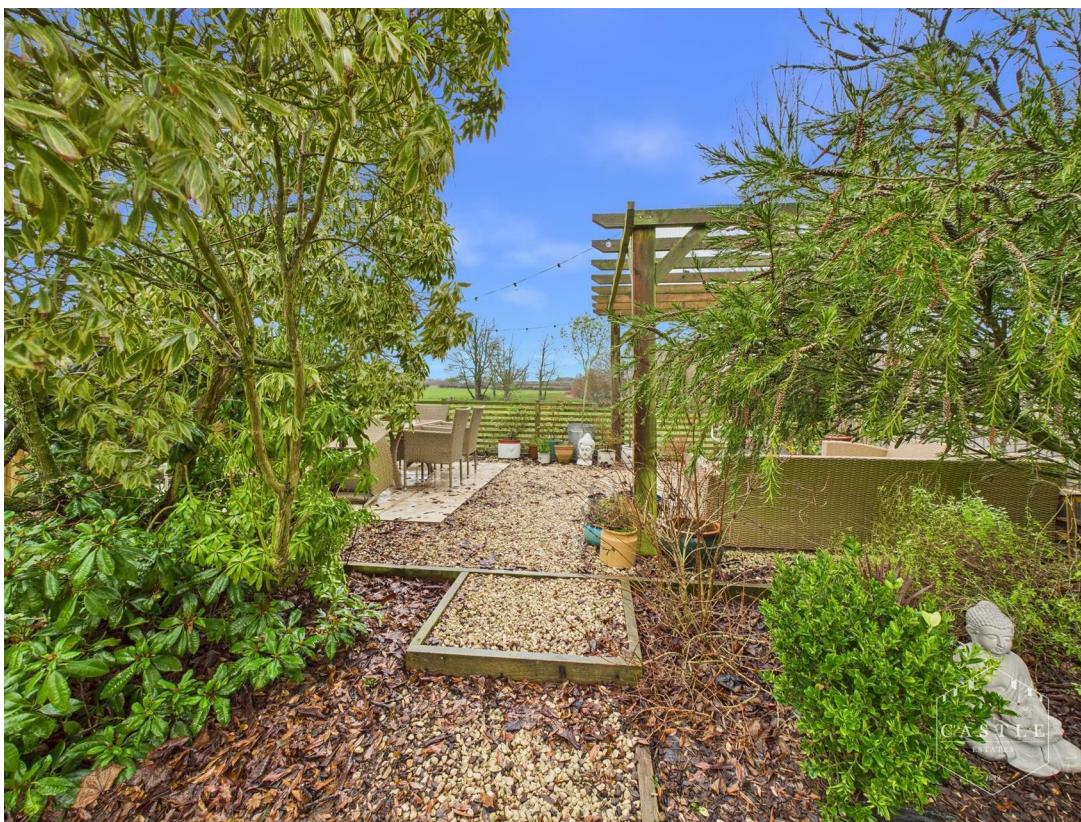
7'2 x 5'6 (2.18m x 1.68m )

having modern white suite including panelled bath with shower over and glass screen, integrated low level w.c.,, wash hand basin and vanity cabinets, ceramic tiled splashbacks, chrome heated towel rail and upvc double glazed window with obscure glass to rear.



## OUTSIDE

There is direct vehicular access over a tarmac driveway leading to GARAGE (17'11 x 8') with up and over door and personal door to Garden. A pebbled foregarden. Pedestrian access to a sizeable rear garden with patio, lawn, mature trees, shrubs, flower borders and rear seating area with pergola. Open countryside views to the rear.





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**FRONT ELEVATION**

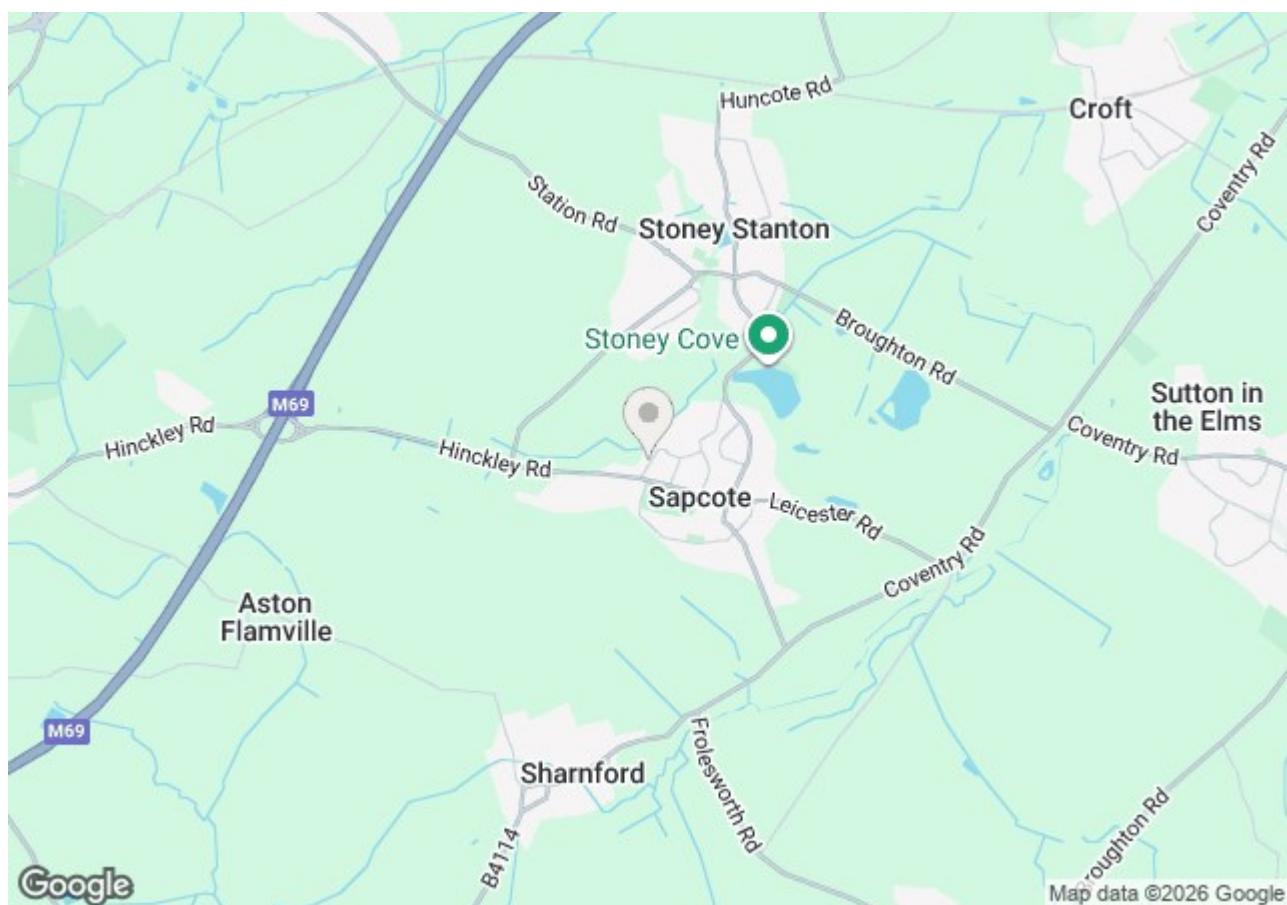


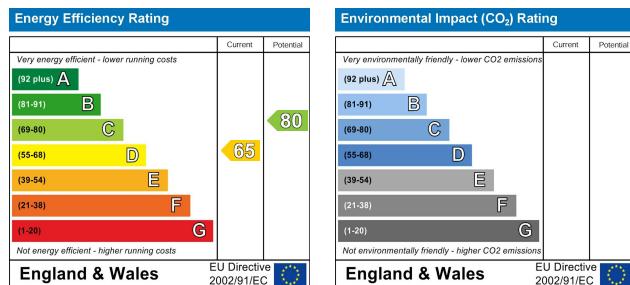
### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





## **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 pleased 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