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 These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should rely solely on their own Surveyor, Solicitor or other professional before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from Profiles Estate Agents, then a request should be made by any member of staff, as only specific written confirmation should be relied upon. Profiles Estate Agents will not be responsible for any loss other than where specific written confirmation has been requested.



Independent Estate Agents
 Surveyors, Valuers and
 Letting Agents



Profiles Estate Agents

56 Harecroft Crescent, Sapcote, LE9 4FX
 Offers In The Region Of £360,000



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A three bedroomed, truly impressive, show standard, traditional styled family extended detached house, set in the picturesque village of Sapcote, having the benefit of PVCu double glazing, gas fired central heating (condensing combination boiler), extension, intruder alarm system, UPVC fascias and soffits, detached garage, secluded rear garden, luxury extended kitchen, luxury bathroom, block paved driveway to front for two cars, together with secure gated parking and cavity wall insulation.

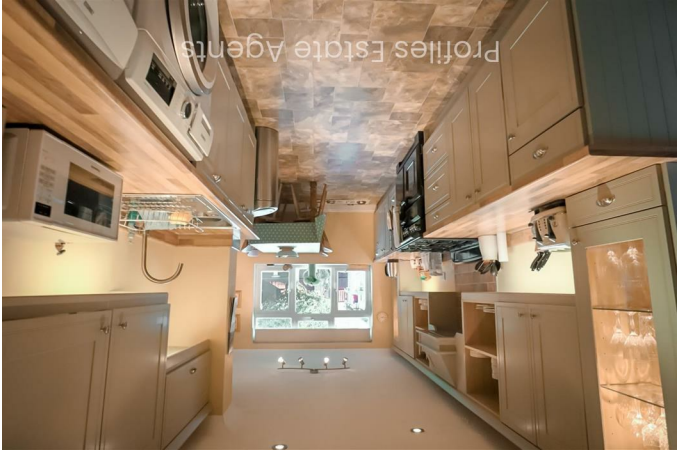
Conveniently located close to local amenities whilst being accessible to commuting all major road links such as the A5, M69, M1 and M6.

VIEWING ESSENTIAL.

Recessed porch

8'1" x 1'10"

dishwasher, obscure UPVC double glazed door, ceramic wall tiling and fitted range with a five burner gas hob, twin fan assisted ovens, grill and warming draw.



Reception hall

14'9" x 6'3"

Easy tread staircase to first floor via spindled balustrade, solid oak floor, central heating radiator, obscure UPVC double glazed door, obscure PVCu double glazed windows, smoke detector and programmer/room stat.

Spacious lounge (front)

15'1" x 12'6"

Having live gas fire in attractive surround with raised hearth, radiator, coving and PVCu double bow window and 4 wall light points.

Separate extended dining room (rear)

15'2" x 10'5"

Twin PVCu double glazed French doors, PVCu double glazed windows, radiator and coving.



Extended luxury breakfast kitchen (rear)

25'0" x 9'10"

1 1/2 bowled sink unit, range of attractive base and wall units finished in 'Overley Oliver' comprising of ten base units and twelve wall units (two wall units with glazed display fronts), concealed lighting, bevel edged work surfaces, extractor hood, central heating radiator, PVCu double glazed picture window, down lights to ceiling, fitted

Extended bathroom (rear)

12'0" x 9'6"

Full suite in white comprising of oval corner bath and chrome mixer shower, wash hand basin in vanity unit, low

flush w.c, fitted separate shower cubicle with plumbed shower and side screen, and obscure PVCu double glazed window, .



Separate w.c

5'7" x 2'6"

Having extractor fan.

Extended bedroom 1 (rear)

12'0" x 9'6"

Fitted triple wardrobe, double wardrobe, PVCu double glazed window, coving and radiator.



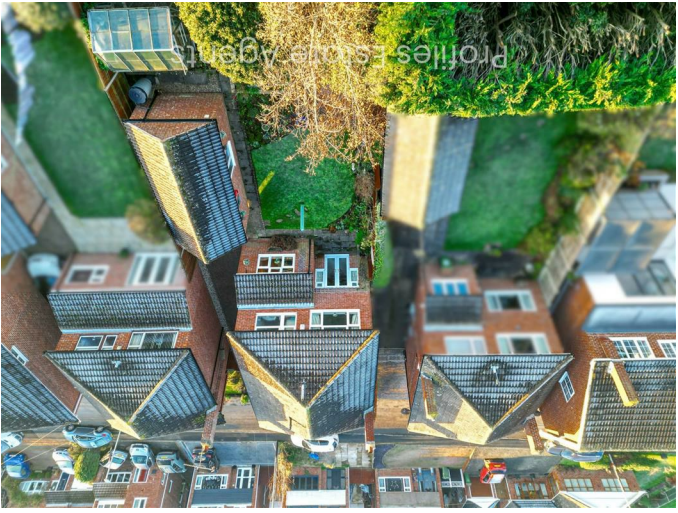
Detached garage

19'3" x 8'4"

Up and over door, PVCu double glazed side window and storage to the roof space.

General information

We understand that the property is freehold however the



All mains services are connected to the property to include mains gas, electricity, water and drainage. FIXTURES AND FITTINGS included in the sales particulars are All those items mentioned in the sales particulars are included in the purchase price. VIEWING ARRANGEMENTS By prior appointment through the selling agents, Profiles Estate Agents 01455 613555. Council Tax Band: Every effort has been made to ensure that these particulars are accurate and reliable. Should, however you discover any query or error please contact this office and we will be pleased to make the necessary alterations. OFFER PROCEDURE We have an obligation to our vendor/client to ensure that any offers made for the property can be substantiated. Therefore one of our financial services representatives will contact you to qualify your offer. OFFICE OPENING HOURS MONDAY - FRIDAY 9.AM- 6PM SATURDAY 9AM- 4PM

purchasers solicitor should clarify this. SERVICES

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