



# 26 Spring Gardens

, Sapcote, LE9 4DX

Offers In The Region Of £210,000



An extended 2 bedroom, traditionally styled end terraced house approached via a private shared drive and occupying a secluded picturesque rural location. The property has been well maintained throughout and offers well planned family accommodation.. Additional benefits of gas central heating (combination boiler), PVCu double glazing, established rear garden some 100' plus, parking space, 2 reception rooms, 2 double bedrooms and modern bathroom with shower.

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

MUST BE VIEWED.

NO CHAIN.



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**Through lounge / dining room. 23'2" x 10'6" (7.08 x 3.21)**

Feature open hearth fire set in an attractive surround with a raised polished hearth, PVCu double glazed windows to front and rear, radiators, easy tread open plan staircase leading to the first floor.

**Modern fully tiled kitchen (rear). 11'0" x 10'7" (3.36 x 3.25)**

Stainless steel sink unit, range of base and wall units (6 base and 5 wall - 2 with lead lights), associated work surfaces, split level gas hob, electric fan assisted oven, extractor hood, terrazzo tiled floor, radiator, and plumbing for a washing machine.

**Breakfast room (rear). 10'11" x 6'9" (3.34 x 2.06)**

Dual aspect, PVCu double glazed windows to the side and rear, PVCu double glazed door and radiator.

**Shower room (rear). 10'11" x 3'1" (3.35 x 0.94)**

Suite in white, fitted shower cubicle with an electric shower, wash hand basin, low flush wc, radiator, obscure PVCu double glazed window, ceramic wall tiling and PVCu clad ceiling.

**First floor landing. 11'5" (max) x 2'7" (min) (3.48 (max) x 0.80 (min))**

Roof void access and radiator.

**Bedroom 1 (front). 11'9" x 10'6" (3.60 x 3.21)**

PVCu double glazed window, radiator, ornate fireplace with cast iron grate and radiator.

**Bedroom 2 (rear). 10'6" x 9'11" (3.21 x 3.03)**

PVCu double glazed window and radiator.

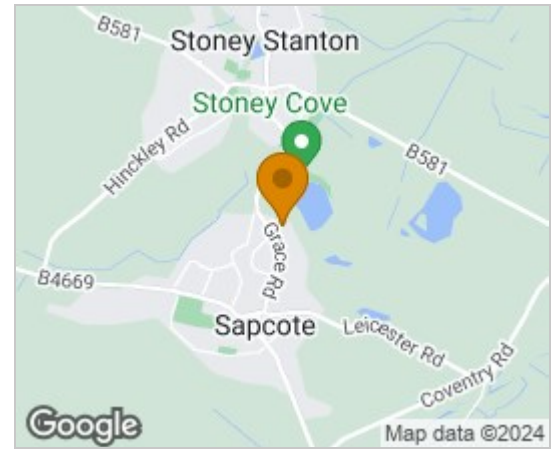
**Modern bathroom (side). 8'1" x 6'11" (2.48 x 2.13)**

Full suite in white, panel bath with mixer shower and side glazed screen, wash hand basin in vanity unit with 2 base doors, low flush wc, obscure PVCu double glazed window, linen cupboard with a wall mounted (fan assisted) gas fired combination boiler ( Worcester Greenstar 25 SI) and ladder style radiator.

**Outside**

Enclosed picturesque rear garden some 120' plus in length backing on to wood land, established lawn and herbaceous borders.

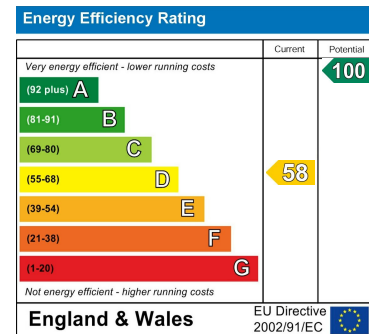
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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