



5 Hawthorn Grove

Sapcote, Leicester, LE9 4BH

Offers In The Region Of £425,000



A modern show house standard 4 bedroom, 2 bathroom, family detached house, built by the reputable Linden Homes in the 'Deeping' design and forming part of the exclusive 'Lime Estate'. The property has the benefit of the remainder period of the usual NHBC guarantee and or New Build warranty period. The property occupies a secluded south facing position, approached via a private shared driveway and over looks rural countryside.

Additional benefits of gas central heating (condensing system boiler), PVCu double glazing, 4 good sized bedrooms, attractive through lounge, open plan modern fitted breakfast kitchen leading to a spacious dining room, guest cloakroom, bedroom 1 with ensuite shower, luxury bathroom with shower, water meter, enclosed rear garden, detached garage, 2 car tandem garage etc.

The property is located within reasonable distance to local amenities, whilst being accessible for commuting to all major road links such as the A5, M69, M6 and M1.

MUST BE VIEWED.



Reception hall. 5'3" x 4'11" (max). (1.62 x 1.52 (max).)
Amtico floor, composite double glazed door, mains smoke alarm, radiator and staircase.

Attractive through lounge. 17'11" x 11'8" (max). (5.48 x 3.58 (max).)
Amtico floor, radiators, PVCu double glazed window and PVCu double glazed french doors.

Open plan living - breakfast kitchen / dining room 32'0" x 10'9" (max). (9.76 x 3.29 (max).)
Stainless steel sink, range of attractive base and wall units (12 base and 6 wall), finished in soft cream, contrasting work surfaces, split level gas hob, electric (fan assisted) oven, extractor hood (ducted), integrated dishwasher, plumbing for a washing machine, a wall mounted gas fired condensing system boiler (Potterton Promax 18 System ErP), PVCu double glazed window, amtico floor, PVCu double glazed french doors and carbon monoxide detector.

Inner hallway. 5'5" x 3'5". (1.67 x 1.05.)
Amtico floor, radiator and understairs cupboard.

Guest cloakroom. 5'8" x 4'8". (1.75 x 1.43.)
Suite in white, wash hand basin, low flush wc, amtico floor and radiator.

First floor landing. 13'3" max x 10'4" max. (4.04 max x 3.15 max.)
Roof void access hatch and mains smoke alarm.

Bedroom 1 (rear). Dual aspect. 14'6" x 12'0". (4.44 x 3.68.)
PVCu double glazed window side window, PVCu double glazed rear windows, attractive wall panelling, radiators and fitted twin double wardrobes.

En suite shower (side). 7'1" x 3'10". (2.16 x 1.18.)
Suite in white, fitted shower cubicle with a chrome mixer shower, wash hand basin, low flush wc, extractor fan, radiator and obscure PVCu double glazed window.

Bedroom 2 (rear). 12'0" (max) x 11'11" (max). (3.67 (max) x 3.64 (max).)
PVCu double glazed window, radiator, fitted double wardrobe and single wardrobe,

Bedroom 3 (front). 10'9" (max) x 8'11" (max) (3.29 (max) x 2.72 (max))
PVCu double glazed window, radiator, airing cupboard, wall panelling and wardrobe recess with integral sheving.

Bedroom 4 (rear). 9'2" x 8'0". (2.80 x 2.46.)
PVCu double glazed window, radiator and wall attractive panelling.

Luxury bathroom (side). 6'11" x 6'3". (2.13 x 1.92.)
Full suite in white, panel bath with mixer shower and side glazed screen, wash hand basin, low flush wc, obscure PVCu double glazed window, chrome ladder style radiator and extractor fan.

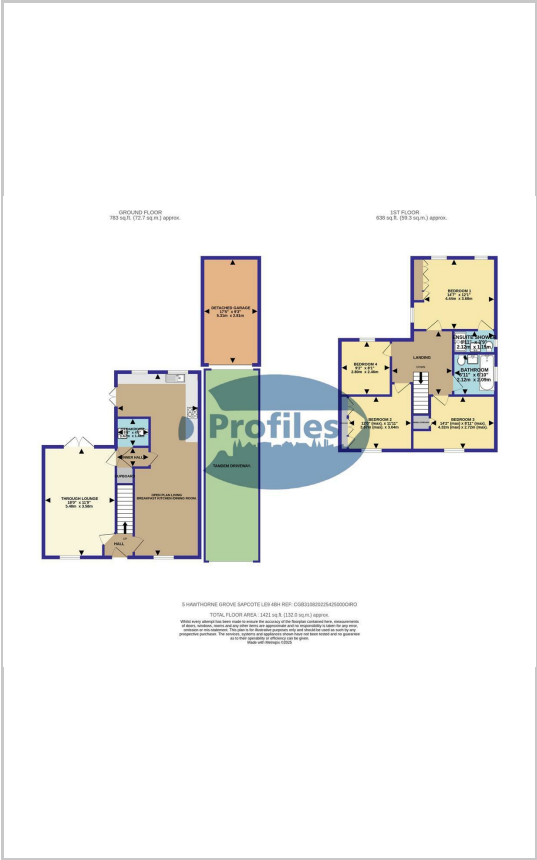
Outside.
Southerly facing rear garden, with 2 car tandem driveway and side gated access to the rear garden.
Enclosed rear garden, with establish lawn, paved patio, raised herbaceous borders, outside light and water tap.

Detached garage. 17'5" x 9'2". (5.31 x 2.81.)
Up and over door, storage to roof void, light and power point.

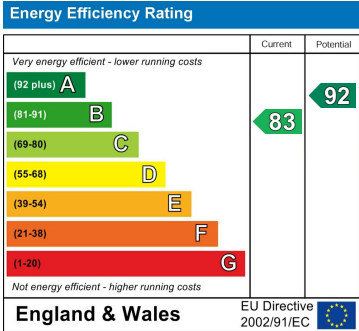
Area Map



Floor Plans



Energy Efficiency Graph



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