



1, ROOKERY CLOSE, SAPCOTE, LE9 4BF

OFFERS OVER £460,000

No chain! Impressive 2015 Linden Homes built Haycock design detached family home on a good sized corner plot. Sought after and convenient cul de sac location within walking distance of the village centre including shops, post office, junior school, parks, garden centre, public house and good access to major road links. Immaculately presented. Energy efficient with a range of good quality fixtures and fittings including oak panelled interior doors, Karndean/tiled flooring, spindle balustrades, fitted wardrobes, alarm system, spotlights, gas central heating and UPVC SUDG. Spacious accommodation, ideal for a growing family offers canopy porch, entrance hall, separate WC, lounge with French doors, study, open plan refitted living dining kitchen and utility room. 4 double bedrooms (2 with en suite shower rooms) and family bathroom. Wide driveway to double garage. Front, side and enclosed landscaped rear garden. Viewing highly recommended. Carpets and blinds included.



TENURE

Freehold

Council Tax Band E

ACCOMMODATION

Open canopy porch with outside lighting. Attractive black composite panelled SUDG front door to

ENTRANCE HALL

With Karndean wood grain flooring. Attractive surrounding feature wood panel walls, keypad for burglar alarm system. Wall mounted consumer unit. Wired in smoke alarm, doorbell chimes. Single panelled radiator. Stairway to first floor with white spindle balustrades. Useful under stairs storage cupboard beneath. Wall mounted digital programmer and thermostat for central heating and domestic hot water. Telephone point and Broadband via Sky. Attractive wood grain interior door to



SEPARATE WC

With white suite consisting low level WC, pedestal wash hand basin, tiled splashbacks. Karndean wood grain flooring, radiator and extractor fan.

REAR LOUNGE

17'9" x 21'3" (5.42 x 6.50)

Two radiators. TV aerial points. UPVC SUDG French doors to rear garden



STUDY TO FRONT

9'4" x 11'2" (2.87 x 3.42)

With single panel radiator.



LIVING DINING KITCHEN

21'4" x 13'4" (6.51 x 4.08)

With a through lounge, two radiators, TV aerial point, UPVC SUDG french doors lead to the rear garden. Refitted dining kitchen with a fashionable range of anthracite fitted kitchen units with soft closed doors. Consisting with inset Belfast one and a half bowl white ceramic sink, black mixer tap above, cupboard beneath. Further matching range of floor mounted cupboard units a three and a two drawer unit, contrasting solid oak working surfaces above with inset five ring gas hob unit, black chimney extractor above. Matching up stands, further matching range of wall mounted cupboard units. Concealed lighting over the working surfaces. Further integrated appliances including a dishwasher, double fan assisted oven with a grill, radiator and fashionable white vertical radiator, ceramic tile flooring. White composite panel SUDG leading to the rear garden.



UTILITY ROOM TO REAR

5'1" x 5'6" (1.55 x 1.69)

With matching units from the kitchen consisting inset stainless steel sink unit with mixer taps above and cupboard beneath. Solid oak work surfaces above, tiled splashbacks. Further wall mounted cupboard units. Appliance recess points. Plumbing for automatic washing machine, ceramic tiled flooring. Wall mounted Worcester gas condensing boiler for central heating and domestic hot water with digital programmer (New as of 2025 still under warranty). Extractor fan. Wired in carbon monoxide detector, radiator

FIRST FLOOR LANDING

With white spindle balustrades, surrounding feature wood panelling, wired in smoke alarm. Door to airing cupboard housing the cylinder for domestic hot water. Loft access

BEDROOM ONE TO REAR

12'3" x 15'5" (3.75 x 4.72)

With built in double wardrobe, radiator, TV and telephone points. Digital thermostat for the central heating system for the first floor. Door to



EN SUITE BATHROOM

12'8" x 5'7" (3.87 x 1.71)

With white suite consisting panelled bath, fully tiled double shower cubicle with glazed shower doors, rain shower and hand held shower above, pedestal hand wash basin, low level WC. Contrasting tiled surrounds, white heated towel rail, extractor fan, Shaver point.



BEDROOM TWO TO FRONT

10'11" x 12'8" (3.33 x 3.88)

With built in double sliderobe with mirrored glazed doors to front, radiator, TV aerial point. Door to



EN SUITE SHOWER ROOM

With white suite consisting fully tiled double shower cubicle with glazed shower door. Pedestal wash hand basin and low level WC. Contrasting tiled surrounds. Radiator and extractor fan.



BEDROOM THREE TO FRONT

15'3" x 10'10" (4.65 x 3.32)

With single panel radiator.



BEDROOM FOUR TO REAR

9'6" x 10'1" (2.91 x 3.08)

With built in double sliderobe with mirrored glazed doors to front, radiator.



FAMILY BATHROOM TO REAR

7'6" x 5'6" (2.29 x 1.70)

With white suite consisting panelled bath, mixer taps and shower attachment above. Pedestal wash hand basin and low level WC. Contrasting tiled surrounds. Chrome heated towel rail, extractor fan/

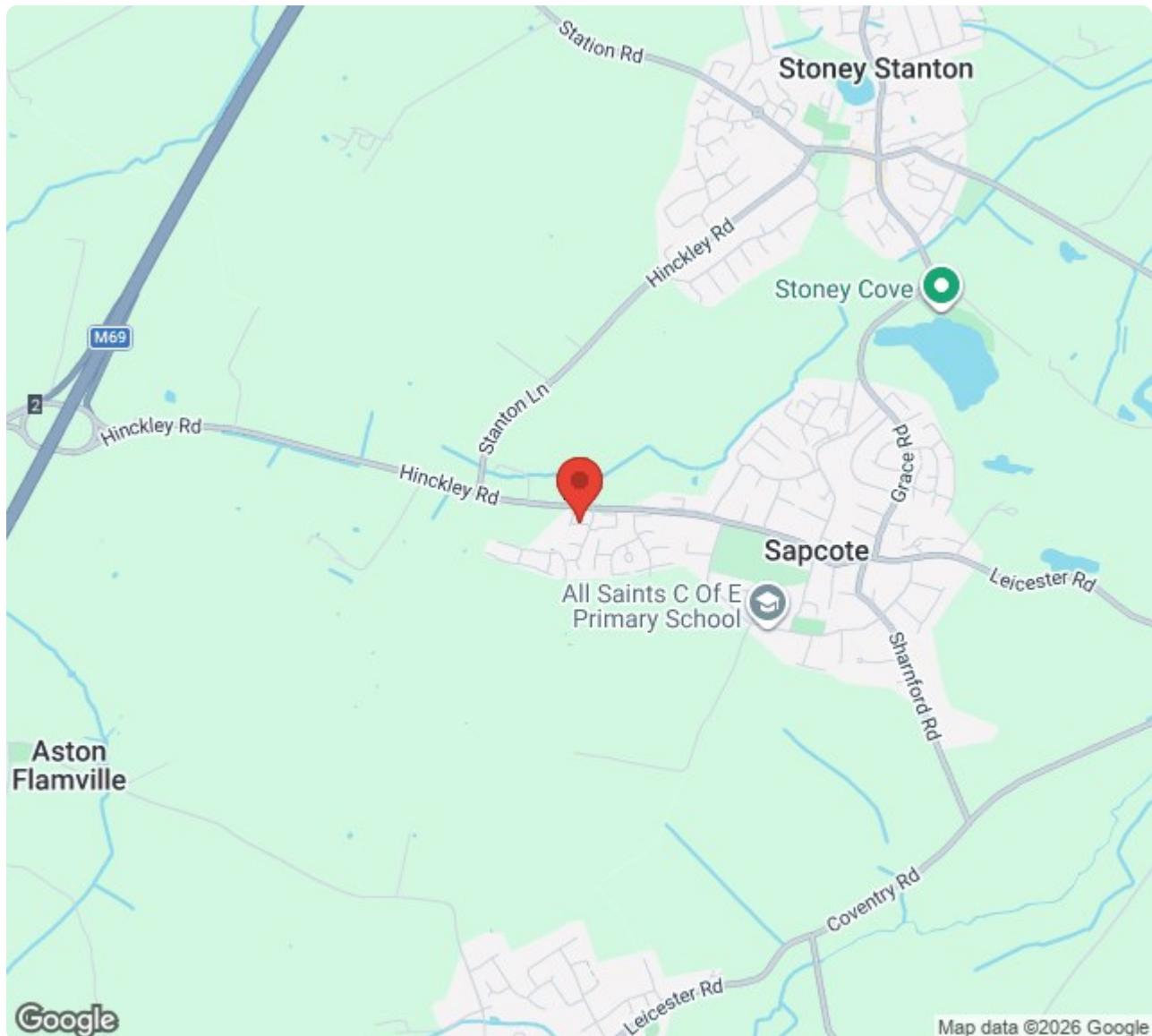


OUTSIDE

The property is situated on an advantageous corner plot, set back from the road, screened behind ornamental wrought iron railings. The front garden is principally laid to lawn with surrounding beds. To the right-hand side of the property is a wide tarmacadam driveway leading to the double detached brick-built garage (18 ft 6 ins x 17 ft 6 ins) with two singles up and over doors to front. The garage has light, power and a pitched roof offering further storage. A timber gate offers access to the fully fenced and enclosed rear garden, which has been landscaped having full width Indian stone patio adjacent to the rear of the property with surrounds raise beds. Further timber decking patio with surrounding rope balustrades, beyond which the garden is principally laid to lawn with surrounding decorative stoned boarder. Timber and LED lighting and to the top of the garden is a barked play area, outside tap and lighting.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/81/EC			
England & Wales		Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC			
Energy Efficiency Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			

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