



6 MILL HILL VIEW

SAPCOTE, LE9 4GF

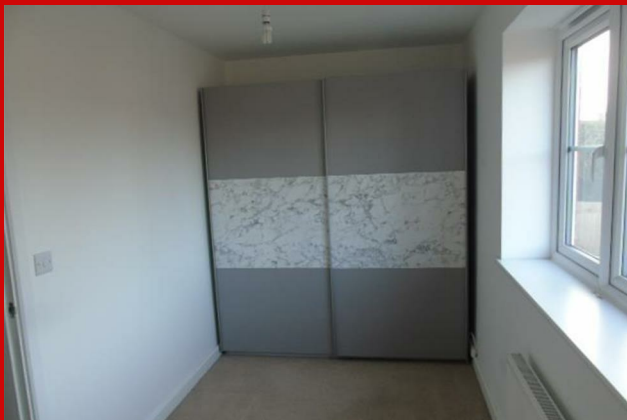
£995 PCM

Superb modern two bedroom semi detached house in this popular village location! With d/glazing and c/heating the spacious accommodation briefly comprises; Entrance hall, quality kitchen with built in hob, oven and fridge/freezer, large lounge and cloakroom/WC. To the first floor is landing, two double bedrooms and family bathroom. Externally is attractive front garden, driveway parking for two vehicles and enclosed rear garden with patio and shed. Available October, un-furnished. Viewing advised. Council tax band B, Energy rating B, Deposit £1145.00



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• Modern two bed, semi detached house. • Desirable village location • D/glazing and C/heating • Very well presented • Two off road parking spaces • Enclosed rear garden • Available October, unfurnished • Energy rating B, Council tax band B, Deposit £1145.00



Entrance Hall

Stairs to first floor, doors to

Kitchen

Modern, well fitting kitchen with built in oven and fridge freezer. Window to front.

Lounge

Spacious living area with French doors to garden and under stairs storage cupboard.

Down stairs WC

Low level WC and wash basin.

First Floor Landing

Doors leading to

Bedroom 1

Good size double bedroom with airing cupboard and recess for wardrobe.

Bedroom 2

Double bedroom with built in storage cupboard.

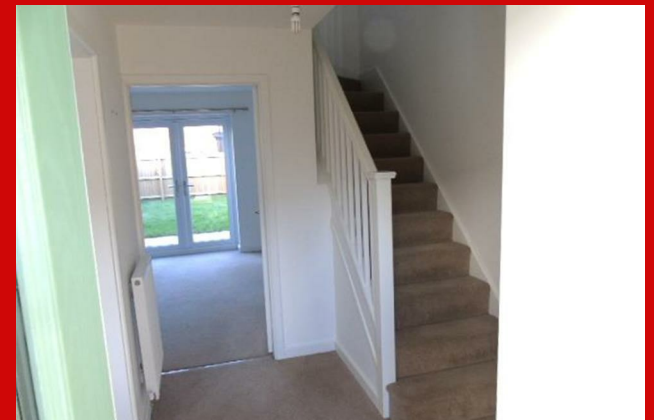
Family Bathroom

Bathroom with WC, panelled bath with shower over and wash basin

Externally

Good sized enclosed garden with lawn and patio, garden shed and side storage. Off road parking for two vehicles.

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EPC Rating: B Council Tax Band: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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