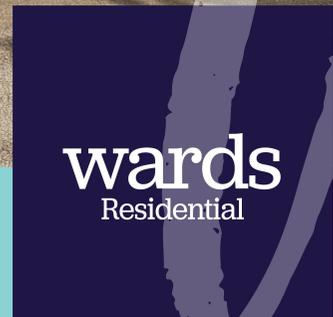




28 Lime Avenue, Sapcote, LE9 4BD
£490,000



Freehold

Wards are delighted to present this immaculate Casterton design detached family home built by the reputable Linden Homes. The property is situated in a highly sought after location, adjacent to an open newt area and within walking distance of local amenities and scenic countryside. The property briefly comprises: Ground Floor: Reception Hall/Dining Room, Kitchen/Diner, Lounge, Study and WC. First Floor: Master Bedroom with an Ensuite along with three good sized Bedrooms and a Jack & Jill Family Bathroom. Externally, there is a double width tarmac driveway leading to a detached double garage, maintained front garden with an attractive landscaped rear garden. UPVC double glazing, gas central heating, CCTV and alarm system.

Reception Hall/Dining Area

5.87 x 4.5 Meters

Feature reception hall with dining area and open staircase. Composite front door with UPVC French Doors to the rear elevation. Laminate flooring and understairs storage cupboard.

Living Room

5.87 x 3.34 Meters

Spacious living area entered by double doors with dual aspect UPVC double glazed windows to the front and side elevation with carpeted flooring.

Kitchen

5.3 x 4.45 Meters

Contemporary open plan kitchen with a breakfast bar island, boasting a stylish range of high gloss white cabinets with quartz high gloss grey worksurfaces and matching splashback. Fitted with integrated appliances including an Electrolux Dishwasher, Fridge/Freezer and a Zanussi Washer/Dryer. Inset sink and drainer with grooves, gas hob and electric double oven. High gloss tiled flooring with UPVC French Doors opening to the rear garden, UPVC double glazed windows to the rear and side elevations and a composite back door.



Ground Floor Study

2.63 x 2.52 Meters

With a UPVC double glazed window to the front elevation and laminate flooring continuing from the reception hall.

WC

1.44 x 0.95 Metres

Fitted with a two-piece white suite comprising of a low-level WC and sink.

Landing

Galleried landing with loft access and airing cupboard.

Bedroom 1

4.52 x 3.96 Meters

Located at the rear with carpeted flooring and boasting a dual aspect with UPVC double glazed windows to both side elevations.

Ensuite

2.31 x 2.44 Meters

Fully tiled enclosed chrome shower cubicle, pedestal wash hand basin, low-level WC, and full modern tiling with contrasting flooring, extractor fan and radiator. UPVC double glazed window to the side elevation.





Bedroom 2

3.46 x 3.34 Meters

UPVC double glazed window to the front elevation with a fitted double wardrobe and carpeted flooring.

Bedroom 3

3.56 x 2.98 Meters

UPVC double glazed window to the front elevation with a fitted double wardrobe and carpeted flooring.

Bedroom 4

2.98 x 2.23 Meters

UPVC double glazed window to the rear elevation with laminate flooring.

Jack & Jill Family Bathroom

2.23 x 1.7 Meters

Fitted with a modern three-piece white suite comprising a low-level WC, bath with shower over and pedestal sink. With stylish tiled surrounds, a UPVC double glazed window to the front elevation, mirrored cabinet, extractor fan and radiator.



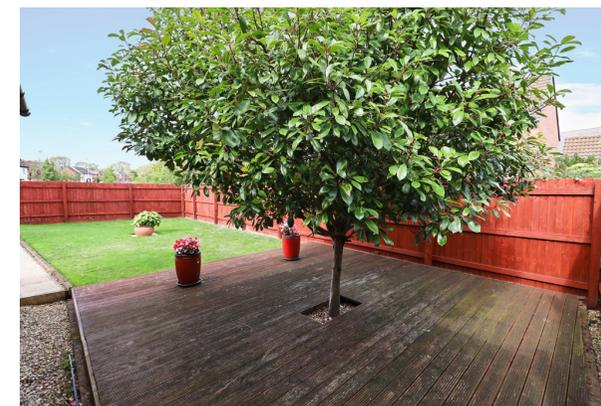
Outside

To the front elevation, the property is screened by an attractive laurel hedge set behind metal railings, a maintained front garden area with mature hedging. To the side, there is a double width tarmac driveway leading to a detached double garage. To the rear, the landscaped rear gardens themselves are predominantly laid to lawn, with patio areas adjacent to the dwelling and a timber decked area to the rear of the plot. The whole being enclosed by timber fencing with gated access from the front.

EPC Rating - B (82)

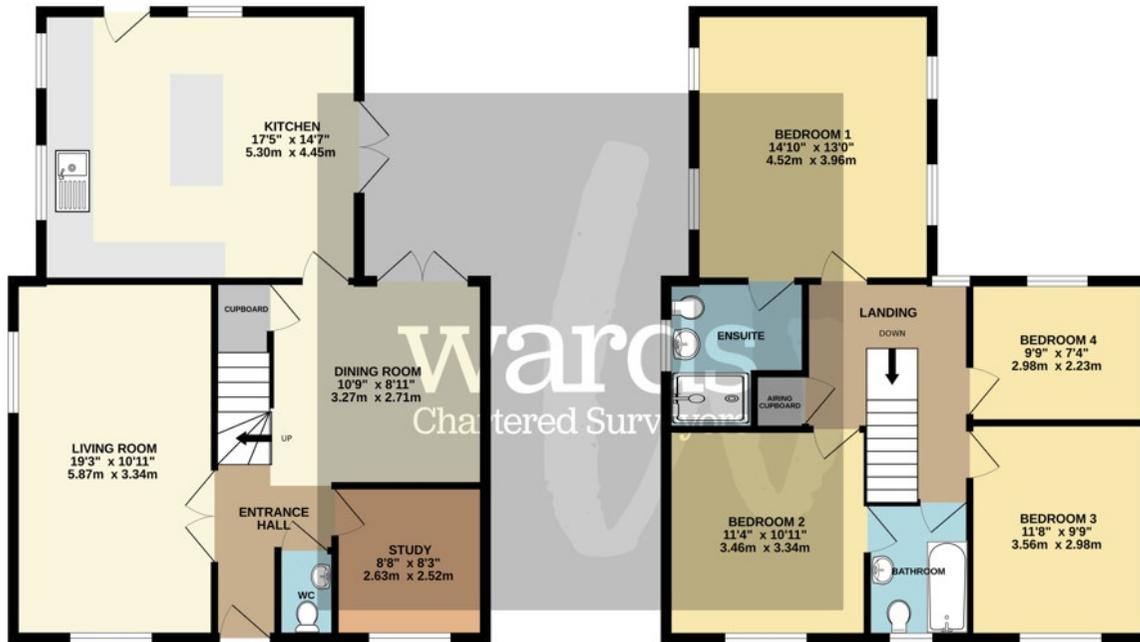
Council Tax Band - E

Call 01455 251771 to make an appointment to view this property



GROUND FLOOR
746 sq.ft. (69.3 sq.m.) approx.

1ST FLOOR
693 sq.ft. (64.4 sq.m.) approx.



TOTAL FLOOR AREA: 1439 sq.ft. (133.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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