

# CASTLE ESTATES

1982

**A BEAUTIFULLY PRESENTED, EXTENDED AND MUCH IMPROVED THREE BEDROOMED DETACHED FAMILY RESIDENCE WITH PRIVATE REAR GARDEN BACKING ONTO OPEN COUNTRYSIDE SITUATED IN A MOST POPULAR VILLAGE LOCATION**



**50 SPA DRIVE  
SAPCOTE LE9 4FN**

**Price £390,000**

- Hall With Guest Cloakroom Off
- Superb Open Plan Living Kitchen
- Contemporary Family Bathroom
- Garage/Workshop
- Open Countryside To Rear
- Attractive Lounge
- Three Good Sized Bedrooms
- Ample Off Road Parking
- Lawned Private Rear Garden
- VIEWING ESSENTIAL



112 Castle Street, Hinckley, Leicestershire. LE10 1DD

info@castles-online.co.uk - 01455 617997

www.castles-online.co.uk



**\*\* VIEWING ESSENTIAL \*\*** This beautifully presented, extended and much improved detached family residence with stunning countryside views to rear.

The accommodation boasts enclosed porch to hall with guest cloakroom off, attractive lounge to front and a superb open plan living kitchen with bi-fold doors opening onto private rear garden. To the first floor there are three good sized bedrooms and a contemporary family bathroom. Outside the property has ample off road parking with garage/work shop to rear.

It is situated in a sought after village location, close to the centre of Sapcote with its shops, schools and amenities. Commuting via the M69 junctions 1 and 2 makes travelling to Leicester, Coventry, Birmingham and surrounding urban areas very good indeed.

### **COUNCIL TAX BAND & TENURE**

Blaby Council - Band E (Freehold).

### **ENCLOSED PORCH**

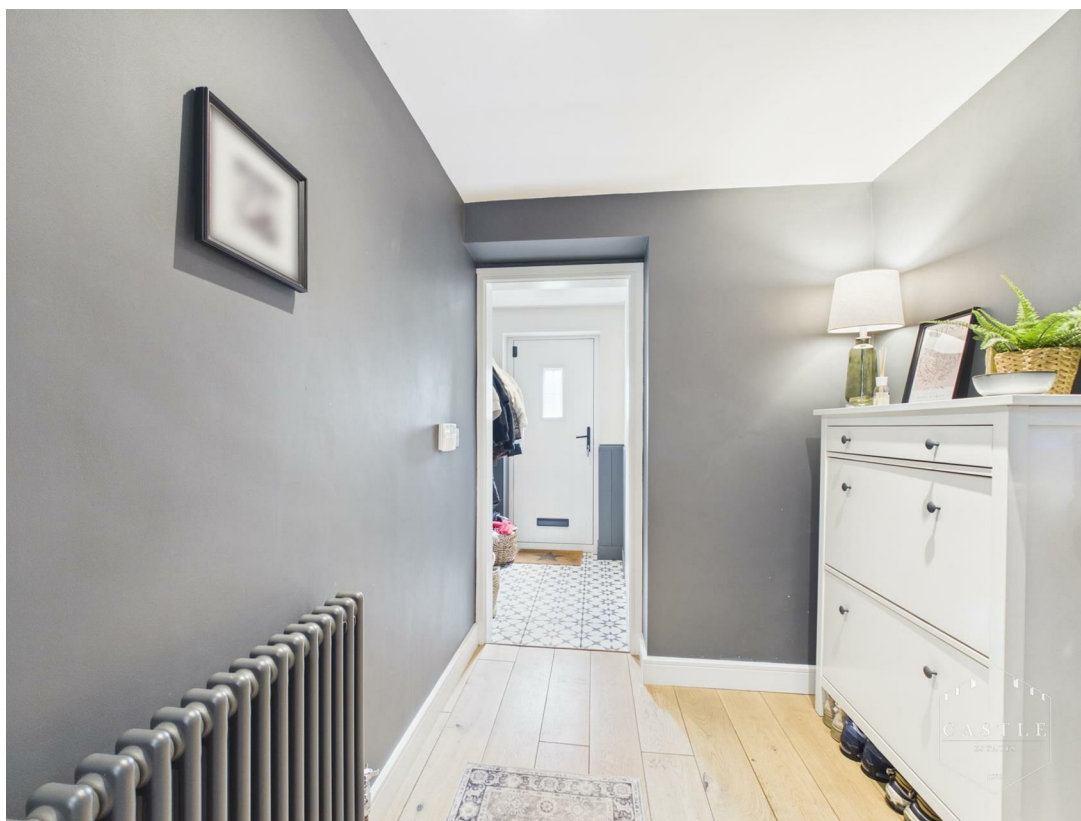
4'10 x 4'5 (1.47m x 1.35m )

having composite front door and panelled walls to half height.

### **HALL**

12'1 x 6'5 (3.68m x 1.96m)

having concertina style central heating radiator, engineered solid oak flooring, inset LED lighting and staircase to the First Floor Landing.



CASTLE  
ESTATE



### **GUEST CLOAKROOM**

5'11 x 3 (1.80m x 0.91m)

having low level w.c., vanity unit with wash hand basin and ceramic tiled splashback, white heated towel rail, inset LED lighting and upvc double glazed window with obscure glass.



## LOUNGE

13'3 x 12'8 (4.04m x 3.86m )

having upvc double glazed window to front, feature open fireplace with brick surround, built in cupboards, fitted shelving, central heating radiator and engineered solid oak flooring. Double doors opening onto Open Plan Living Kitchen.





**OPEN PLAN LIVING KITCHEN**

22'6 x 18'11 (6.86m x 5.77m )

having an excellent range of contemporary matt finish fitted units including base units, drawers and wall cupboards with under lighting, Quartz work surfaces and ceramic tiled splashbacks, inset sink with mixer tap, built in oven, ceramic hob with cooker hood over, integrated fridge freezer, integrated washing machine, kickboard lighting, peninsular breakfast bar, concertina style central heating radiator, further vertical central heating radiator, feature fully certified log burner, under stairs storage cupboard, inset LED lighting, sky lights, upvc double glazed window to rear, engineered solid oak flooring, and bi-fold doors opening onto Garden.







**FIRST FLOOR LANDING**

having upvc double glazed window to side. inset LED lighting and access to the roof space.

**BEDROOM ONE**

13' 4 x 11 (3.96m x 3.35m)

having feature panelled wall, central heating radiator and upvc double glazed window to front.



**BEDROOM TWO**

12 x 10'4 (3.66m x 3.15m )

having feature panelled wall, central heating radiator and upvc double glazed window to rear with countryside views.



**BEDROOM THREE**

9'1 x 7'11 (2.77m x 2.41m)

having central heating radiator, built in cupboard and upvc double glazed window to front.



**BATHROOM**

8'9 x 5'6 (2.67m x 1.68m )

having freestanding bath, separate shower cubicle, low level w.c., porcelain tiled splashbacks, white heated towel rail, inset LED lighting and upvc double glazed window to rear.



**OUTSIDE**

There is direct vehicular access over a good sized pebbled driveway with standing for several cars. Gates leading to GARAGE/WORKSHOP (20'3 x 8'3) with up and over door, window to side and door opening onto Garden. A fully enclosed private rear garden with patio area, lawn and flower borders. Open countryside views to rear.




OUTSIDE - AERIAL VIEW




COUNTRYSIDE VIEWS

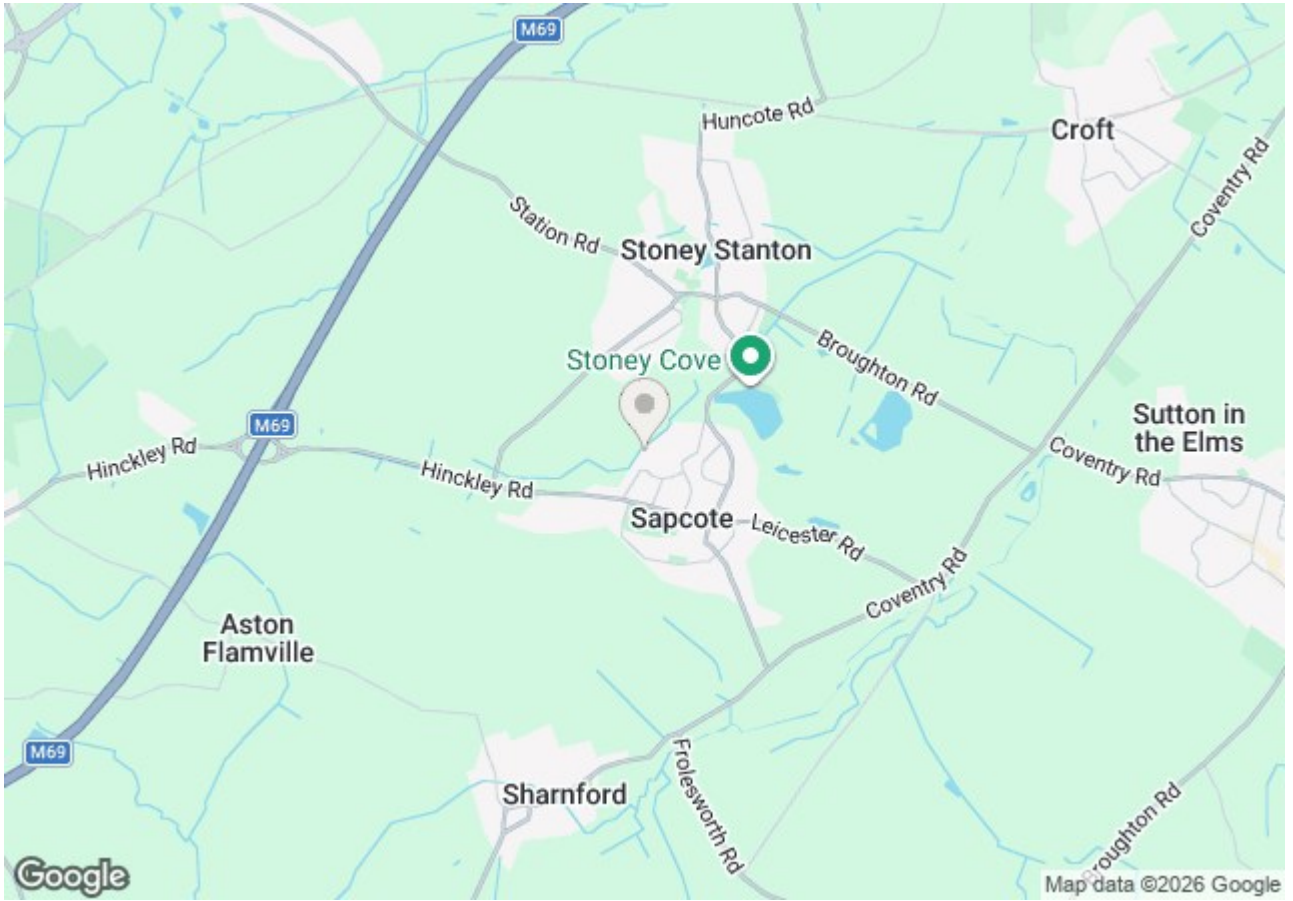


### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Approximate total area<sup>(1)</sup>  
1339 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## **PLEASE NOTE**

These particulars are produced in good faith as a general guide only and do not constitute any part of a contract. Intending purchasers should make their own inspection and enquiries in order to satisfy themselves of their authenticity and no responsibility is accepted for any errors or omissions herein. No person in the employment of Castle Estates has any authority to make any representation or warranty in relation to this property.

## **FIXTURES AND FITTINGS**

Specifically excluded unless mentioned in these details but may be available by separate negotiation if required. Telephones and points (where fitted) are subject to the service providers regulations.

## **OFFER PROCEDURE**

As we have an obligation to our Vendor Client to ensure that any offers made for this property can be substantiated one of our financial services representatives will contact you to qualify your offer.

## **ADDITIONAL NOTES**

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be please to check the information for you. The agent has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from the solicitor or surveyor. All measurements quoted are approximate and are for guidance purposes only. Purchasers are advised to check all measurements critical to requirements.

## **BUSINESS HOURS**

Monday to Friday 9.00 am till 5.30 pm & Saturday 9.00 am to 13.00 pm

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