



## 20 New Walk

, Sapcote, LE9 4JH

Offers In The Region Of £210,000



A spacious cottage style mid terraced house, immaculately presented and occupying a secluded position within a sought after village location. The property has the benefit of gas central heating (condensing combination boiler), PVCu double glazed windows, 2 reception rooms, modern kitchen, luxury bathroom with shower, enclosed picturesque rear garden, private shared vehicle access, 2 double bedrooms, water meter, immense charm and character, Located within reasonable distance from local amenities, whilst being accessible for commuting to all major road links such as the A5, M69, M1 and M6.  
**MUST BE VIEWED.**



**Attractive lounge (front). 13'7" x 11'2". (4.16 x 3.41.)**  
Feature live gas fire with a cast iron grate and surround with marble hearth, PVCu double glazed window, coving, radiator, coving and obscure composite door.

**Inner hallway. 4'5" x 2'7". (1.37 x 0.79.)**  
Understairs cupboard and fitted full wall height cupboard.

**Separate dining room (rear). 13'7" x 11'8". (4.16 x 3.56.)**  
PVCu double glazed window, laminate floor, feature wall niche, coving and staircase leading to the first floor.

**Modern kitchen (rear). 12'8" x 6'2". (3.87 x 1.89.)**  
A "Shaker" styled fitted kitchen, belfast sinks, range of attractive base and wall units ( 6 base and 5 wall, under lighting) finished in soft cream, associated solid oak work surfaces, ceramic floor and wall tiling, PVCu double rear and side window, fitted stable door, plumbing for a washing machine, downlights to the ceiling, radiator and a wall mounted (fan assisted) gas fired condensing combination (Worcester Comfort RF) boiler.

**Landing. 15'11" (max) x 9'8" (max). (4.86 (max) x 2.96 (max).)**  
Roof void with light, accessed with retractable aluminium ladder with light .

**Bedroom 1 (front). 15'4" x 11'1". (4.68 x 3.39.)**  
Polished wooden floor, fitted wardrobe with hanging rail, twin PVCu double glazed windows, radiator and coving.

**Bedroom 2 (rear). 12'3" x 12'1" (3.74 x 3.69)**  
PVCu double glazed window, radiator, polished wooden floor and coving.

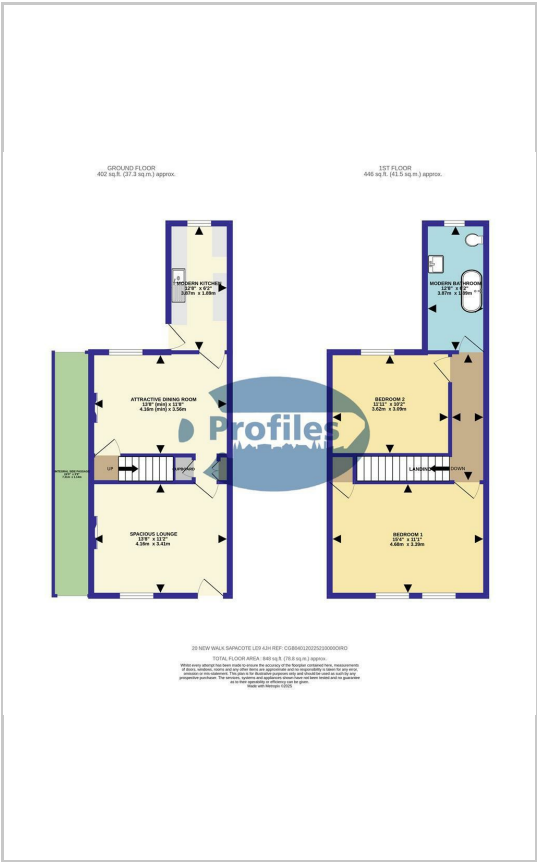
**Luxury bathroom (rear). 12'8" x 12'1". (3.87 x 3.69.)**  
Full suite in white, panelled bath with an electric shower, wash hand basin, low flush wc, obscure PVCu double glazed window, radiator and obscure PVCu double glazed window.

**Outside.**  
Integral side pedestrian passageway.  
Enclosed rear paved yard.  
Enclosed picturesque rear garden with patio and lawn.  
Brick store.

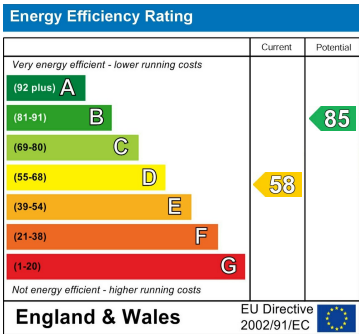
Area Map



Floor Plans



Energy Efficiency Graph



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