

FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge
11'0 x 16'4 (3.35m x 4.98m)

Dining Room
11'0 x 12'6 (3.35m x 3.81m)

Kitchen
10'4 x 7'9 (3.15m x 2.36m)

Study
10'4 x 9'9 (3.15m x 2.97m)

Downstairs Bathroom

Bedroom One
11'8 x 9'4 (3.56m x 2.84m)

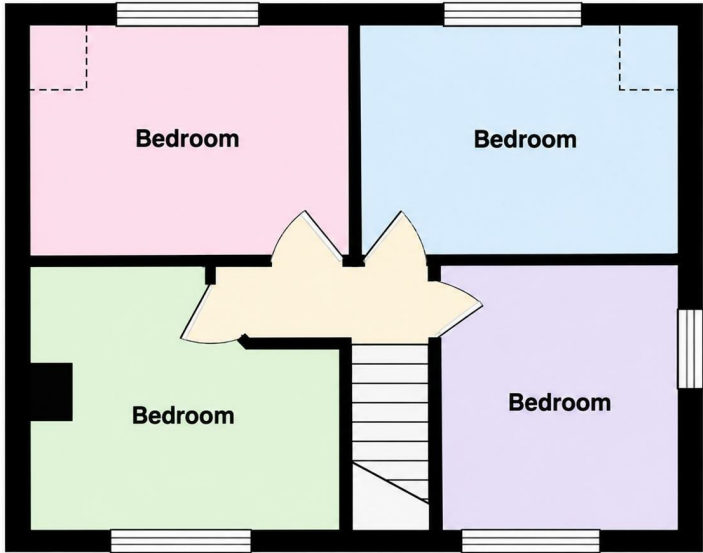
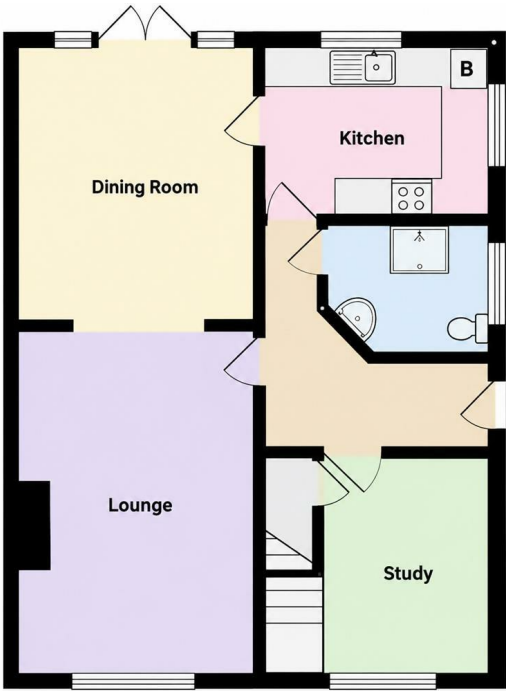
Bedroom Two
11'0 x 8'10 (3.35m x 2.69m)

Bedroom Three
10'1 x 8'10 (3.07m x 2.69m)

Bedroom Four
6'11 x 9'4 (2.11m x 2.84m)

Garage
7'8 x 17'6 (2.34m x 5.33m)

Workshop
12'5 x 11'1 (3.78m x 3.38m)

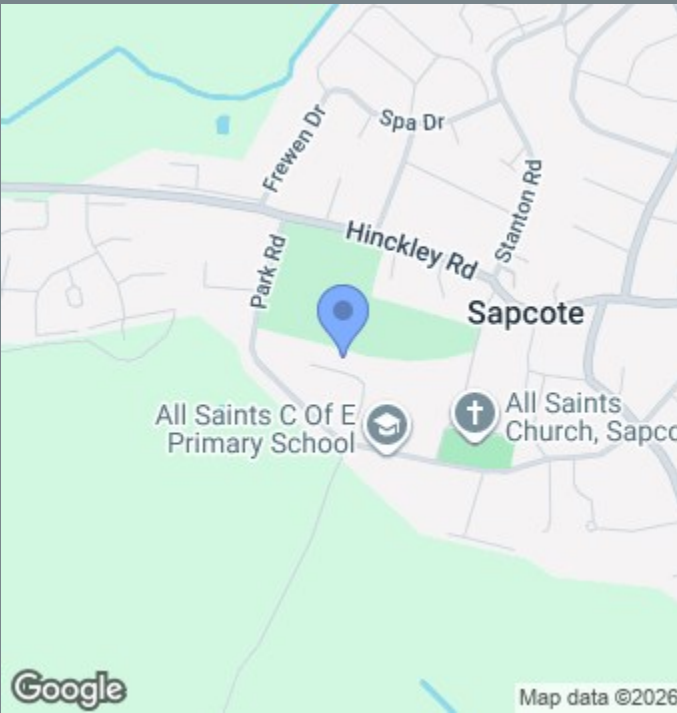


OVERVIEW

- Four Bedroom Semi Detached Family Home
- Lounge Diner
- Modern Fitted Kitchen
- Study/Sitting Room
- Downstairs Family Shower Room
- Private Rear Garden
- Driveway, Garage And Workshop
- Freehold, Council Tax Band C, EER Rating D
- Must Be Viewed

LOCATION LOCATION....

Castle Close is a tucked-away cul-de-sac within the popular village of Sapcote, ideally positioned within easy walking distance of the village centre, Co-op, Post Office, local pubs & All Saints Church of England Primary School. Sapcote Recreation Ground, cricket club & children’s play facilities are also nearby, while surrounding footpaths provide plenty of opportunities for countryside walks. For commuters, there is convenient access towards Hinckley, Leicester & the M69, with Hinckley railway station providing connections to Leicester & Birmingham.



THE INSIDE STORY

This well presented four-bedroom, semi-detached family home is offered for sale in the popular village of Sapcote and has great accommodation over two floors for any growing family. It really is a tardis so prepared to be wowed when you step through the front door. Enter through the front door into the entrance hall with doors to your downstairs living. There s a useful area that is big enough to have a desk and a computer for anyone working from home. The lounge is to the front with a bay window allowing lots of natural daylight to flow through but also had a cosy feel with the log burner. A perfect room to relax in after a long day. The dining area has ample space for a table and chair, ideal from family meals, with French doors opening out into the garden. To the front is another room that has the versatility to be adapted to suit your family needs, either a study or lounge. The modern kitchen is fitted with an array of wall and base units, space for a fridge freezer, oven and plumbing for a washing machine. The ground floor family bathroom is fitted with a walk-in shower, hand wash basin and low level WC. To the first floor are four bedrooms with the fourth previously being the bathroom so could easily be converted back if required. The rear garden is laid to lawn with a patio area perfect for entertaining in the warmer months. A gate at the bottom of the garden opens out onto the park and cricket playing fields, ideal for a stroll with the family in the evening. To the front is a driveway providing off road parking for several cars leading to a garage and workshop. Viewing is highly recommended to appreciate all this home has to offer.

