Scrivins & Co Sales & Lettings

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5 HAWTHORN GROVE, SAPCOTE, LE9 4BH

OFFERS OVER £400,000

Impressive 2016 Linden Homes built 'Deeping' design detached family home overlooking open fields. Sought after and convenient cul de sac location within walking distance of the village centre including shops, post office, junior school, parks, garden centre, public house and good access to major road links. well presented with a range of good quality fixtures and fittings including wood grain interior doors, Amtico wood grain flooring, spindle balustrades, wired in smoke alarms, spotlights, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hall, through lounge with French doors, inner hallway with separate WC and open plan living dining room and fitted kitchen. Four bedrooms (main with en suite shower room) and family bathroom. Driveway to detached garage. Front and enclosed rear garden. Viewing recommended. Carpets and light fittings included.







TENURE
Freehold
Council Tax Band E
EPC Rating B

ACCOMMODATION
Open canopy porch with outside lighting. Attractive black composite and panelled SUDG front door to

ENTRANCE HALLWAY
With Amtico wood grain flooring, double panelled radiator, wall mounted consumer unit. Wired in smoke alarm. Stairway to the first floor. Attractive wood grain interior doors to

THROUGH LOUNGE
17'11" x 11'8" (5.48 x 3.57)
With Amtico wood grain flooring, two radiators, TV aerial point, UPVC SUDG French doors leading to the rear garden. Door to





OPEN PLAN LIVING DINING KITCHEN
31'11" max x 14'9" max (9.74 max x 4.52 max)



LIVING AREA TO FRONT
With Amtico wood grain flooring, TV and telephone points, radiator.



FITTED DINING KITCHEN TO REAR



With a range of cream fitted kitchen units consisting inset one and a half bowl single drainer stainless steel sink unit, chrome mixer taps above, double base unit beneath. Further matching range of floor mounted cupboard units, contrasting oak wood grain working surfaces above with inset four ring stainless steel gas hob unit, stainless steel splashback and stainless steel chimney extractor hood above, matching upstands and tiled splashbacks. Further matching range of wall mounted cupboard units, one housing the Potterton gas condensing boiler for central heating and domestic hot water with digital programmer. Integrated dishwasher and double fan assisted oven with grill. Plumbing for automatic washing machine. Amtico wood grain flooring, radiator. Wired in carbon monoxide detector. UPVC SUDG French doors leading to the rear garden. Door to

INNER HALLWAY

With Amtico wood grain flooring, radiator. Door to useful under stairs storage cupboard with lighting. Further door to

SEPARATE WC

5'8" x 4'8" (1.75 x 1.43)



With white suite consisting low level WC, pedestal wash hand basin, tiled splashbacks. Amtico wood grain flooring, radiator and extractor fan.

FIRST FLOOR LANDING



With white spindle balustrades, loft access. The loft is boarded.

BEDROOM ONE TO REAR

14'6" x 12'0" (4.43 x 3.68)



With a range of fitted bedroom furniture in Sage green consisting of two double and one single wardrobe units, two radiators and TV aerial point. Digital thermostat for the central heating system on the first floor. Door to

EN SUITE SHOWER ROOM
6'11" x 3'9" (2.12 x 1.16)
With white suite consisting of a fully tiled double shower cubicle with glazed shower screen, pedestal wash hand basin and low level WC, contrasting tiled surrounds. Radiator and extractor fan.



BEDROOM TWO TO FRONT
9'1" x 14'0" max (2.77 x 4.29 max)
With radiator, built in book and display shelving. Airing cupboard housing the fitted immersion heater for supplementary and domestic hot water.



BEDROOM THREE TO FRONT
11'9" x 11'9" max (3.60 x 3.59 max)
With a range of light grey fitted bedroom furniture consisting of two double and one single wardrobe units, radiator.



BEDROOM FOUR TO SIDE
8'0" x 8'10" (2.45 x 2.71)
With radiator, tongue and groove painted wood panel surrounds, radiator.



FAMILY BATHROOM TO SIDE
6'11" x 6'3" (2.13 x 1.91)
With white suite consisting panelled bath, shower unit above, glazed shower screen to side, pedestal wash hand basin and low level WC. Contrasting tiled surrounds, chrome heated towel rail and extractor fan.



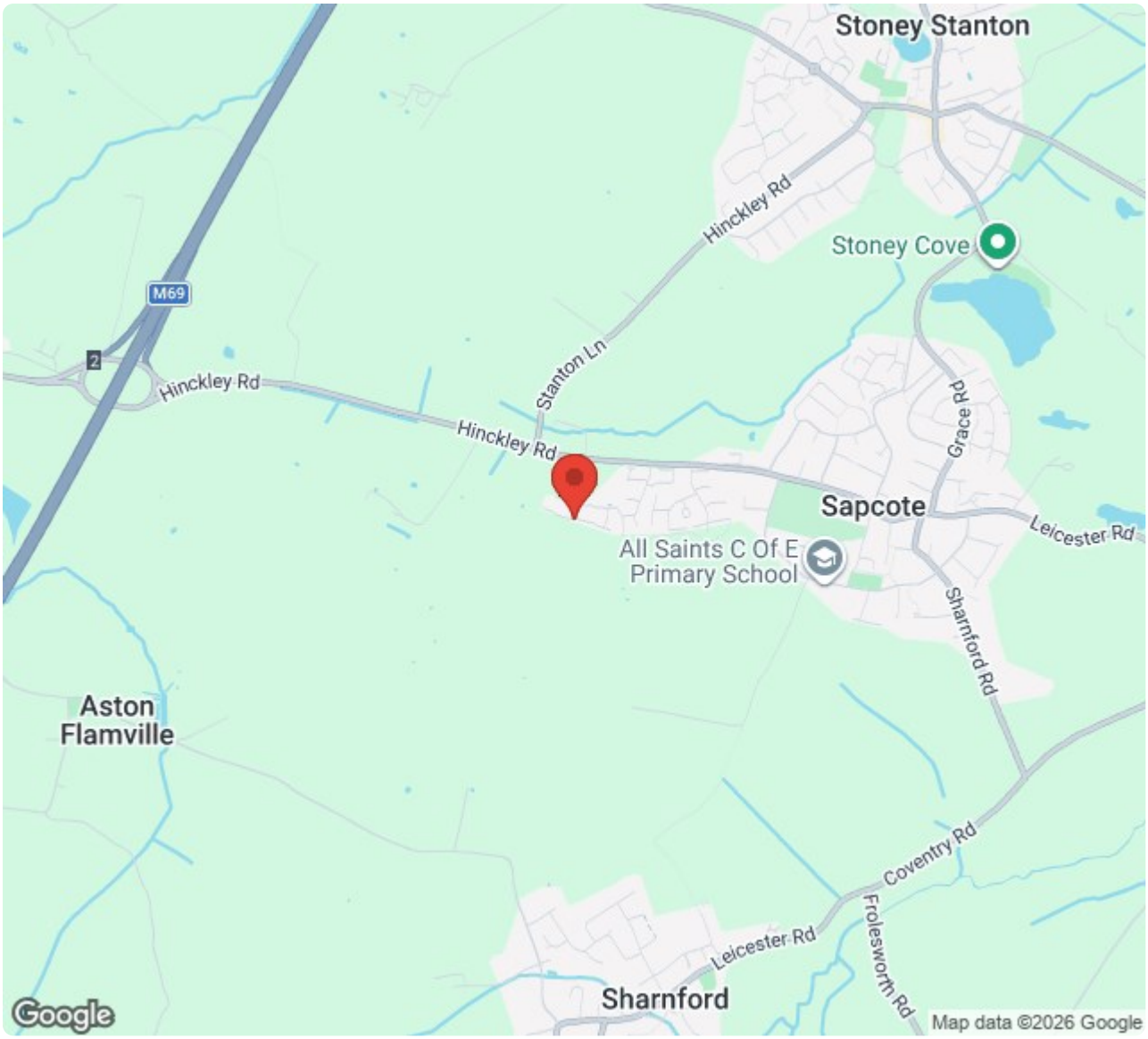
OUTSIDE
The property is nicely situated in a cul de sac overlooking open fields to front, set back from the road the front garden has slate chippings with surrounding beds, a tarmacadam driveway leads down the side of the property offering ample car standing where

there is a car charger point leading to the brick built single garage with up and over door to front, the garage has light and power and a pitched roof offering further storage. A timber gate offers access to the fully fenced and enclosed rear garden which has a slabbed patio adjacent to the rear of the property beyond which the garden is mainly laid to lawn with surrounding raised beds, outside tap.



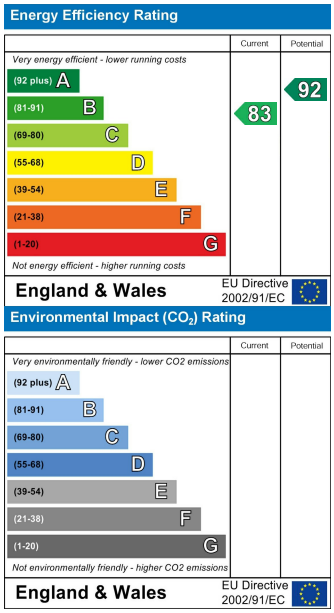








Ground Floor First Floor



naea | propertymark PROTECTED
arla | propertymark PROTECTED

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