CASTLE ESTATES

1982

A SPACIOUS FOUR BEDROOMED SEMI DETACHED FAMILY RESIDENCE WITH PRIVATE REAR GARDEN SITUATED IN A POPULAR VILLAGE LOCATION

15 MORLEY ROAD
SAPCOTE LE9 4JG

Offers In The Region Of £275,000

- Entrance Hall
- Spacious Lounge/Dining Room
- Four Good Sized Bedrooms
- Off Road Parking & Integral Garage
- NO CHAIN
- Kitchen To Front
- Sun Room
- Bathroom
- Lawned Rear Garden & Workshop
- VIEWING ESSENTIAL

CASTLE ESTATES 1982

112 Castle Street, Hinckley, Leicestershire. LE10 1DD
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www.castles-online.co.uk

** NO CHAIN - VIEWING ESSENTIAL ** This spacious semi detached property is situated in a popular village location within easy distance of local shops, schools and amenities.

The accommodation enjoys entrance hall, kitchen to front, spacious lounge/dining room and sun room. To the first floor there are four good sized bedrooms and a family bathroom. Outside the property has off road parking, integral garage and a private lawned rear garden.

COUNCIL TAX BAND & TENURE

Blaby Council - Band C (Freehold).

ENTRANCE HALL

13'3 x 5'9 (4.04m x 1.75m)
having upvc double glazed front door, side window with obscure glass and central heating radiator. Staircase to First Floor Landing.

KITCHEN

13'2 x 7'9 (4.01m x 2.36m)

having range of fitted units including base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset sink with mixer tap, space for cooker, space for fridge, space and plumbing for washing machine, upvc double glazed window to front and side. Upvc double glazed door to Garden.

LOUNGE/DINING ROOM

22'6 x 11'6 (6.86m x 3.51m)
having fireplace, beam to ceiling, central heating radiator and sliding doors opening onto Sun Room.

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SUN ROOM

14'3 x 8'11 (4.34m x 2.72m)
having wood effect flooring, polycarbonate roof, upvc double glazed windows and French doors opening onto Garden.

FIRST FLOOR LANDING

having access to the roof space.

BEDROOM ONE

11'6 x 11'4 (3.51m x 3.45m)
having range of fitted furniture including wardrobes, shelving and chest of drawers, central heating radiator and upvc double glazed window to rear.

BEDROOM TWO

11'5 x 11 (3.48m x 3.35m)
having fitted wardrobes with bridging unit over bed area, central heating radiator and upvc double glazed window to rear.

BEDROOM THREE

13'6 x 8'2 (4.11m x 2.49m)
having work surface, central heating radiator and upvc double glazed window to front.

BEDROOM FOUR

10'9 x 6'9 (3.28m x 2.06m)

having work surface with chest of drawers beneath, built in storage cupboard, central heating radiator, two upvc double glazed windows to front and side.

BATHROOM

6'8 x 6'5 (2.03m x 1.96m)
having panelled bath, low level w.c., pedestal wash hand basin, ceramic tiled splashbacks, central heating radiator and upvc double glazed window with obscure glass to side.

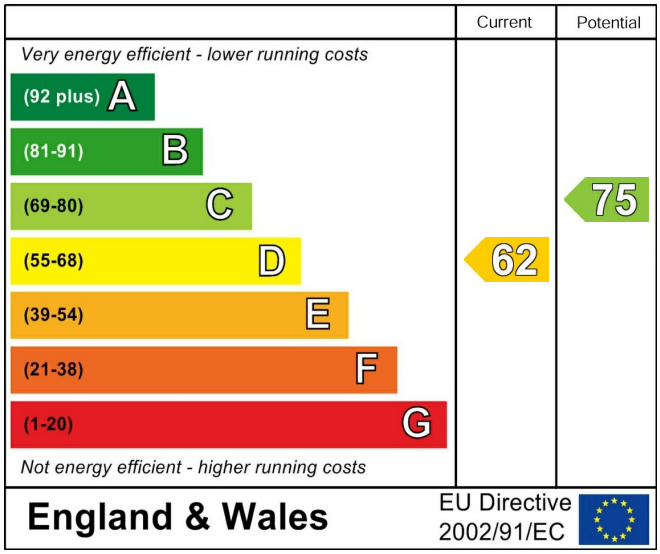
OUTSIDE

There is direct vehicular access over a good sized driveway with standing for several cars leading to INTEGRAL GARAGE (16'4 x 8) with up and over door. Pedestrian access to a fully enclosed, generally private lawned garden with mature trees, shrubs and WORK SHOP.

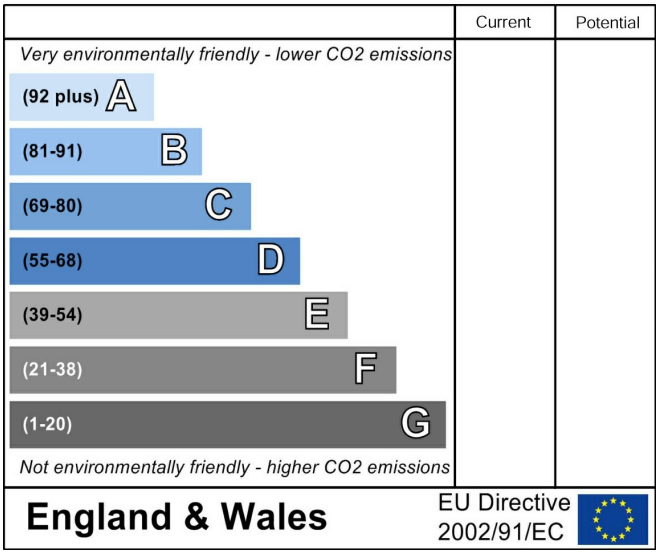
OUTSIDE

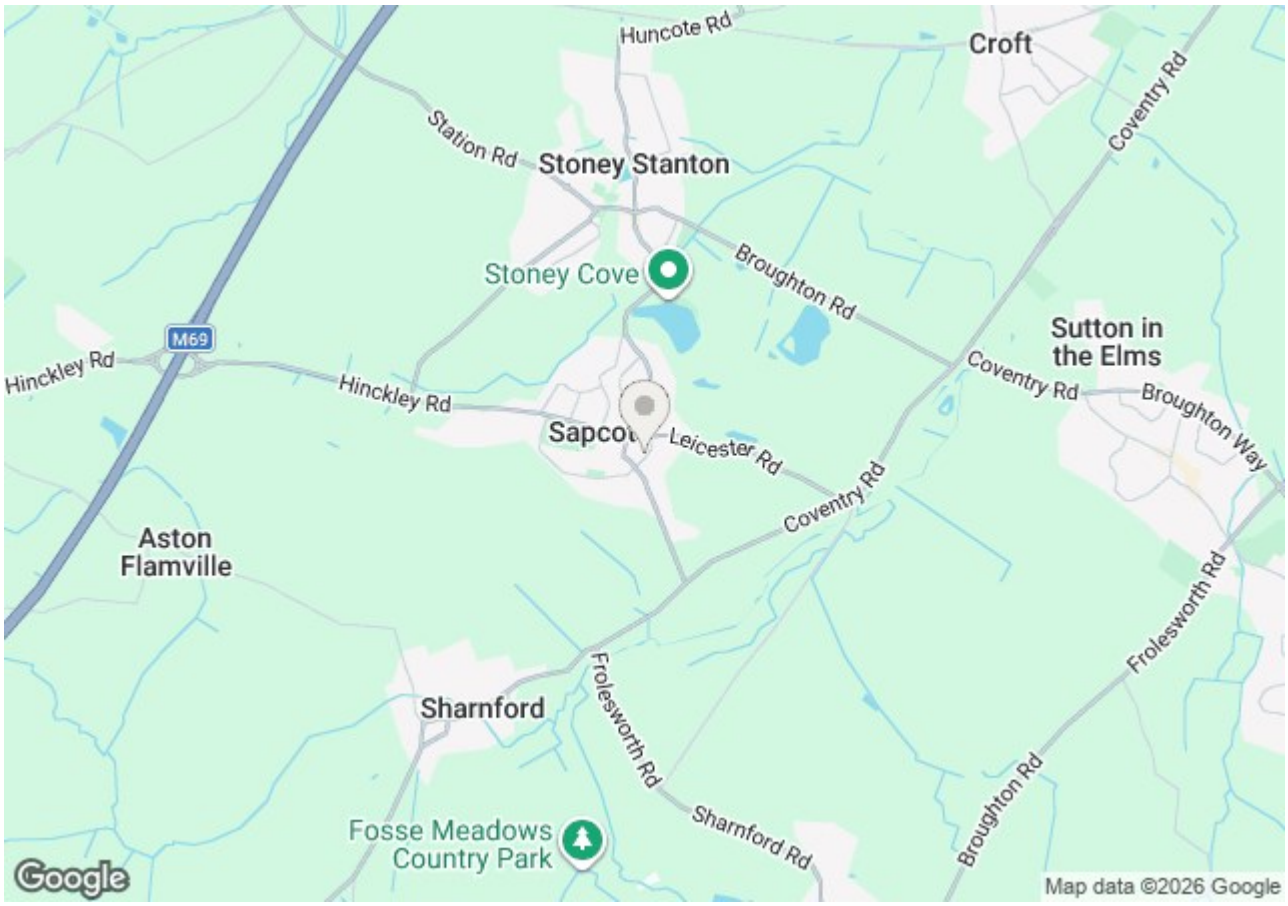
OUTSIDE

Energy Efficiency Rating



Environmental Impact (CO_2) Rating




Huncote Rd
Croft
Coventry Rd
Station Rd
Stoney Stanton
Stoney Cove
Broughton Rd
Sutton in the Elms
M69
Hinckley Rd
Hinckley Rd
Coventry Rd
Broughton Way
Leicester Rd
Coventry Rd
Aston Flamville
Frolesworth Rd
Frolesworth Rd
Sharnford
Sharnford Rd
Broughton Rd
Fosse Meadows Country Park
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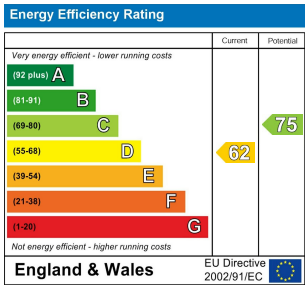

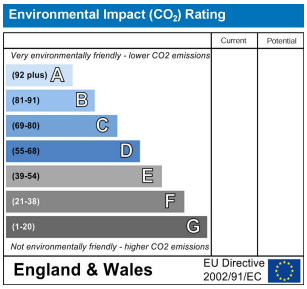

Floor 0

Floor 1

Approximate total area(1)

1249 ft^2

Reduced headroom

11 ft^2

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

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