

CASTLE ESTATES

1982

A BEAUTIFULLY PRESENTED AND SPACIOUS THREE BEDROOMED DETACHED FAMILY RESIDENCE STANDING ON A GOOD SIZED CORNER PLOT SITUATED IN A MOST POPULAR VILLAGE LOCATION



**22 NORTHFIELD ROAD
SAPCOTE LE9 4AS**

Offers Over £320,000

- Entrance Hall With Guest Cloakroom
- Well Fitted Breakfast Kitchen
- Two Further Good Sized Bedrooms
- Driveway & Detached Garage
- Popular Residential Location
- Attractive Lounge/Dining Room
- Master Bedroom With Ensuite
- Family Bathroom
- Well Tended Private Rear Garden
- VIEWING ESSENTIAL



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VIEWING

By arrangement through the Agents.

DESCRIPTION

This beautifully presented and spacious detached family residence stands on a good sized corner plot with off road parking leading to a detached garage and well tended and landscaped gardens front and rear. Viewing is essential.

The accommodation enjoys entrance hall with guest cloakroom, attractive through lounge/dining room and a well fitted Shaker style kitchen. To the first floor there is a master bedroom with ensuite, two further good sized bedrooms and a family bathroom.

It is situated in a popular and convenient village location within easy walking distance of local shops, schools and amenities. Those wishing to commute will find easy access to the M69 junctions making travelling to further afield very good.

More specifically the well planned, gas fired centrally heated and upvc double glazed accommodation comprises:

COUNCIL TAX BAND & TENURE

Blaby Council - Band D (Freehold).

ENTRANCE HALL

9'6" x 3'9" (2.91m x 1.15m)

having composite double glazed front door, grey ceramic tiled flooring, alarm control panel, mains wired smoke detector, central heating radiator and central heating thermostat. Spindle balustraded staircase to First Floor Landing with built in storage beneath.



GUEST CLOAKROOM

5'10" x 3'0" (1.78m x 0.92m)

having white suite including low level w.c., pedestal wash hand basin, ceramic tiled splashbacks, grey ceramic tiled flooring, central heating radiator and extractor fan.



LOUNGE/DINING ROOM

21'7" x 11'3" (6.58m x 3.44m)

having two central heating radiators, tv aerial point, mains wired smoke detector, two upvc double glazed windows with fitted blinds and upvc double glazed French doors opening onto the rear garden.



LOUNGE/DINING ROOM



LOUNGE/DINING ROOM



BREAKFAST KITCHEN

11'6" x 9'11" (3.53m x 3.04m)

having an attractive range of grey Shaker style units including base units, drawers and wall cupboards, contrasting wood block effect work surfaces and stainless steel one and half bowl sink with mixer tap and rinser bowl, ceramic tiled splashbacks, built in double oven and grill, gas hob with extractor hood over, space and plumbing for washing machine, central heating radiator, inset ceiling lighting, ceramic tiled flooring, tv aerial point and upvc double glazed window.



BREAKFAST KITCHEN



FIRST FLOOR LANDING

having spindle balustrading, mains wired smoke detector, central heating radiator, built in cupboard housing the gas fired condensing combination boiler for central heating and domestic hot water.

MASTER BEDROOM

11'4" x 10'5" (3.47m x 3.19m)

having central heating radiator, Hive thermostat for central heating and tv aerial point.



ENSUITE SHOWER ROOM

8'9" x 3'3" (2.68m x 1m)

having white suite including double shower cubicle with glazed doors and shower over, low level w.c., pedestal wash hand basin, chrome heated towel rail, inset ceiling lighting, extractor fan, ceramic tiled splashbacks and flooring.



BEDROOM TWO

8'0" x 7'2" (2.45m x 2.20m)

having fitted Hammonds double wardrobes, central heating radiator and upvc double glazed window to rear.



BEDROOM THREE

11'4" x 7'1" (3.46m x 2.18m)

having access to the part boarded roof space with drop down ladder and light, central heating radiator and upvc double glazed window to front.



BATHROOM

7'5" x 6'7" (2.28m x 2.01m)

having white suite including panelled bath with shower over and glass screen, low level w.c., pedestal wash hand basin, low level w.c., ceramic tiled splashbacks, extractor fan and chrome heated towel rail.



OUTSIDE

There is pebbled foregarden. Good sized driveway with ample off road parking leading to BRICK BUILT GARAGE with up and over door, roof storage, power and light. Side pedestrian access via gate leading to a fully enclosed rear garden with patio area, lawn, flower and shrub borders, walled and fenced boundaries.



OUTSIDE



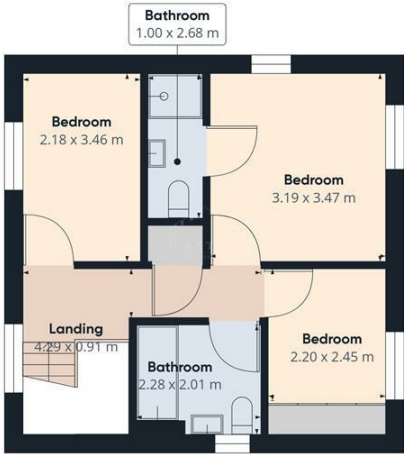
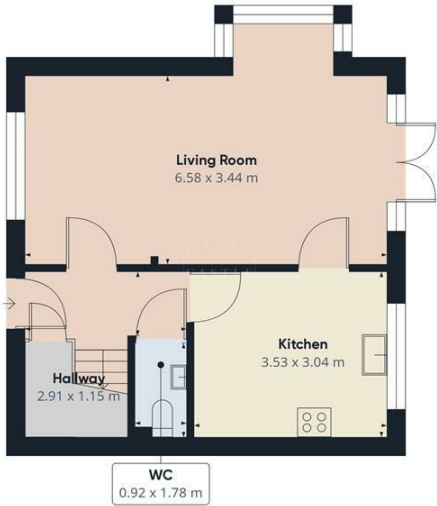
OUTSIDE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
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(81-91) B		
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Approximate total area⁽¹⁾
102.13 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

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
