

# CASTLE ESTATES

1982

**A BEAUTIFULLY PRESENTED THREE BEDROOMED DETACHED FAMILY RESIDENCE  
SITUATED IN A POPULAR RESIDENTIAL LOCATION**



**20 WHITLEY WAY  
SAPCOTE LE9 4GE**

**Offers Over £320,000**

- Entrance Hall With Guest Cloakroom
- Contemporary Fitted Breakfast Kitchen
- Two Further Good Sized Bedrooms
- Ample Off Road Parking & Garage
- Popular Residential Location
- Attractive Lounge
- Master Bedroom With Ensuite
- Family Bathroom
- Lawned Rear Garden
- VIEWING ESSENTIAL



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**\*\* VIEWING ESSENTIAL \*\*** This beautifully presented detached family residence must be viewed to fully appreciate its wealth of attractive features.

The accommodation enjoys entrance hall with guest cloakroom off, attractive lounge to front and a well fitted contemporary breakfast kitchen. To the first floor there is a master bedroom with ensuite, two further bedrooms and a family bathroom. Outside the property has ample off road parking, garage and well tended gardens.

### **COUNCIL TAX BAND & TENURE**

Blaby Council - Band D (Freehold).

### **ENTRANCE HALL**

9'6 x 3'11 (2.90m x 1.19m )

having composite front door with obscure glass and leaded lights, central heating radiator and under stairs storage cupboard. 'Dog Leg' staircase to first floor landing.



## GUEST CLOAKROOM

5'7 x 3 (1.70m x 0.91m)

having low level w.c., wash hand basin and central heating radiator.



## LOUNGE

12'1 x 11'2 (3.68m x 3.40m )

having central heating radiator, tv aerial point and upvc double glazed window to front.



## BREAKFAST KITCHEN

21'10 x 9'2 (6.65m x 2.79m )

having an attractive range of contemporary fitted units including base units, drawers and wall cupboards, contrasting butchers block effect work surfaces and ceramic tiled splashbacks, inset sink with mixer tap and drainer, built in oven, ceramic hob with cooker hood over, integrated dishwasher, integrated fridge freezer, space and plumbing for washing machine, breakfast bar, central heating radiator, tv aerial point, inset LED lighting, upvc double glazed window to rear and French doors opening onto Garden.







## FIRST FLOOR LANDING

having upvc double glazed window to front, central heating radiator and access to the roof space.



## MASTER BEDROOM

10'6 x 9'1 (3.20m x 2.77m)

having upvc double glazed window to rear, range of fitted wardrobes and central heating radiator. Door to Ensuite.

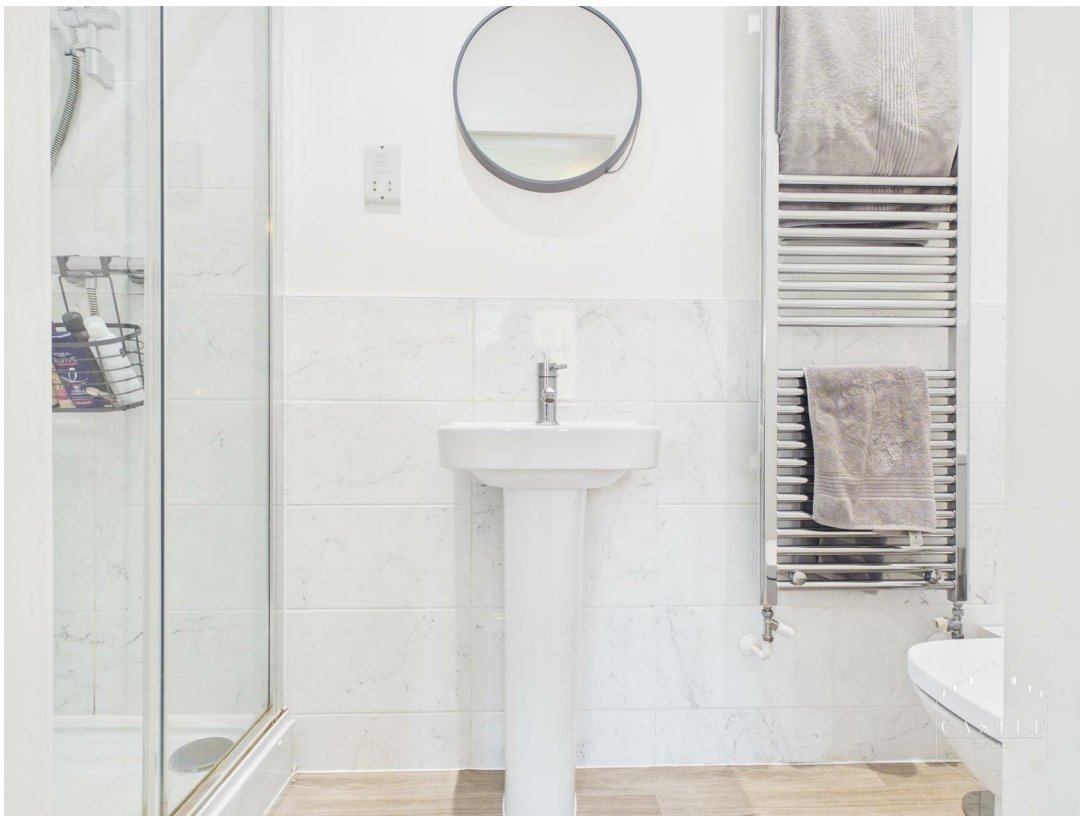




## ENSUITE SHOWER ROOM

8'9 x 3'3 (2.67m x 0.99m )

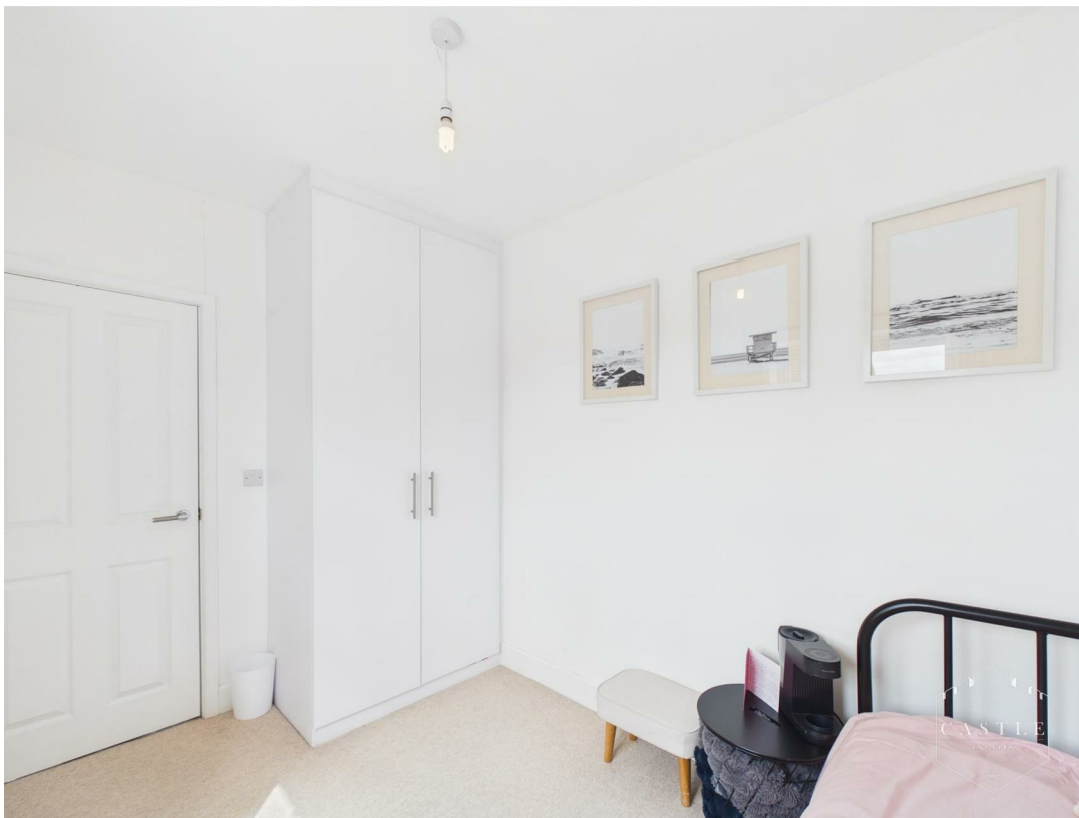
having shower cubicle, low level w.c., pedestal wash hand basin, chrome heated towel rail, ceramic tiled splashbacks, shaver point, inset LED lighting, extractor fan and wood effect flooring.



## BEDROOM TWO

11'5 x 7'2 (3.48m x 2.18m )

having upvc double glazed window to front and central heating radiator.



### BEDROOM THREE

9'11 x 7'3 (3.02m x 2.21m )

having upvc double glazed window to rear and central heating radiator.



having panelled bath with shower over and glass screen, low level w.c., pedestal wash hand basin, chrome heated towel rail, ceramic tiled splashbacks, shaver point, inset LED lighting, extractor fan, wood effect flooring and upvc double glazed window with obscure glass to side.

## OUTSIDE

There is direct vehicular access over a good sized tarmac driveway with standing for several cars leading to GARAGE (19'11 x 10'1) with up and over door, side personal door, power and light. Easy to maintain foregarden with slate and path to front door. Pedestrian access to a fully enclosed rear garden with patio area, lawn, mature shrubs and well fenced boundaries.





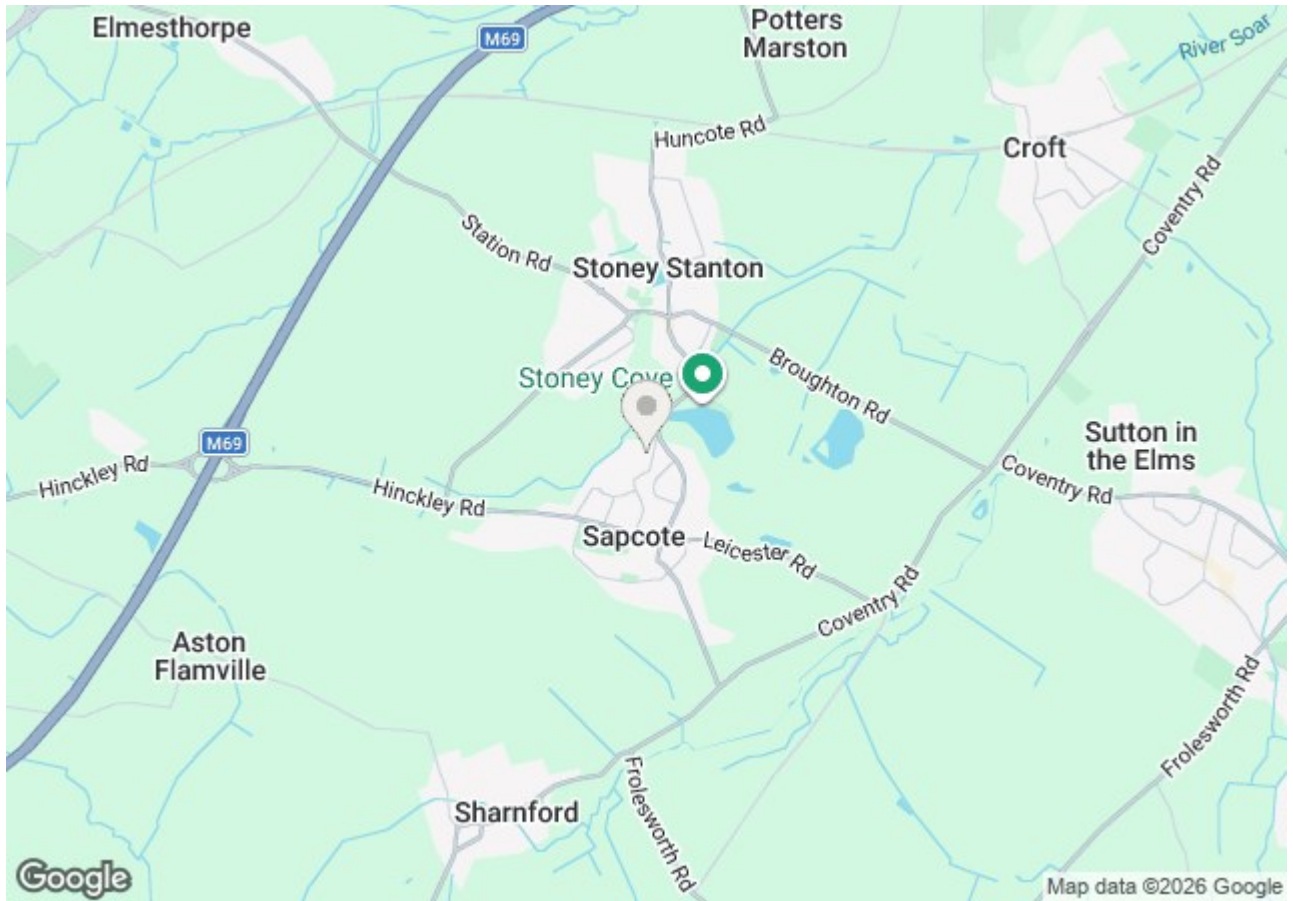


Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 95        |
| (81-91) B                                   | 84                      |           |
| (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<sub>2</sub>) Rating

|                                                                 | Current                 | Potential |
|-----------------------------------------------------------------|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

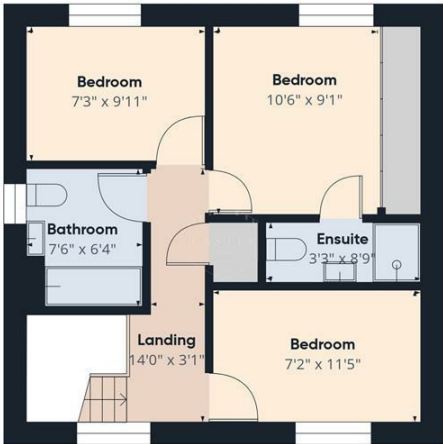


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|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) <b>A</b>                          |         | <b>95</b>                  |
| (81-91) <b>B</b>                            |         |                            |
| (69-80) <b>C</b>                            |         |                            |
| (55-68) <b>D</b>                            |         |                            |
| (39-54) <b>E</b>                            |         |                            |
| (21-38) <b>F</b>                            |         | <b>84</b>                  |
| (1-20) <b>G</b>                             |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

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| England & Wales                                                 |         | EU Directive 2002/91/EC  |



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
1073 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## 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

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