

CASTLE ESTATES

1982

A WELL PRESENTED AND IMPROVED THREE BEDROOMED SEMI DETACHED FAMILY RESIDENCE WITH PRIVATE REAR GARDEN SITUATED IN A POPULAR RESIDENTIAL LOCATION



16 LOCKLEY GARDENS SAPCOTE LE9 4BA

Offers In Excess Of £270,000

- Entrance Hall
- Guest Cloakroom
- Three Bedrooms
- Off Road Parking For Two Cars
- Air Source To Water Heat Pump System
- Well Fitted Dining Kitchen
- Attractive Lounge To Rear
- Family Bathroom
- Well Tended & Private Rear Garden
- Popular Residential Location



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Situated in the popular village of Sapcote, this delightful semi-detached house on Lockley Gardens offers a perfect blend of comfort and modern living.

The accommodation enjoys an entrance hall, well fitted kitchen to front, guest cloakroom and an attractive lounge to rear opening onto the rear garden. To the first floor there are three bedrooms and a family bathroom. Outside the property enjoys parking for two cars and well tended rear garden. Viewing is essential.

One of the standout features of this home is its innovative air source to water heat pump system, which not only enhances energy efficiency but also contributes to a more sustainable lifestyle. This eco-friendly heating solution ensures that you can enjoy a warm and inviting atmosphere throughout the year while keeping energy costs manageable.

The village of Sapcote has range of local amenities, including shops, schools, and parks, making it a convenient choice for everyday living. Those wishing to commute will find easy access to the M69 junctions 1 and 2 making travelling to further afield very good.

Do not miss the chance to make this lovely house your new home.

VIEWING

By arrangement through the Agents.

DESCRIPTION

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COUNCIL TAX BAND & TENURE

Blaby Council - Band B (Freehold).

ENTRANCE HALL

having composite double glazed front door, upvc double glazed window, alarm control panel, wood effect flooring, central heating radiator and Nest thermostat. Feature staircase to First Floor Landing.



DINING KITCHEN

13'5" x 12'7" (4.10m x 3.84m)

having range of contemporary fitted cream gloss units including ample base units, drawers and wall cupboards, contrasting work surfaces and splashbacks, inset stainless steel sink with chrome mixer tap and drainer, built in electric oven, four ring electric hob with cooker hood over, integrated fridge freezer, integrated dishwasher, space and plumbing for washing machine, LED lighting, central heating radiator, ceramic tiled flooring and upvc double glazed window to front.



DINING KITCHEN



DINING KITCHEN



GUEST CLOAKROOM

5'6" x 3'4" (1.68m x 1.02m)

having white suite including pedestal wash hand basin, low level w.c., work surface with sink and space beneath for tumble dryer and white heated towel rail.



LOUNGE

14'10" x 10'5" (4.54m x 3.18m)

having built in media wall with feature inset electric fire, tv aerial point and space for sound bar, central heating radiator, upvc double glazed window to rear and upvc double glazed door opening onto rear garden.



LOUNGE



FIRST FLOOR LANDING

having access to the part boarded roof space and central heating radiator.

BEDROOM ONE

12'11" x 8'11" (3.95m x 2.74m)

having built in wardrobes, central heating radiator, tv aerial point, feature panelled wall and upvc double glazed window to rear.



BEDROOM TWO

10'11" x 8'2" (3.35m x 2.49m)

having central heating radiator, feature panelled wall and upvc double glazed window to front.



BEDROOM THREE

8'10" x 7'8" (2.71m x 2.34m)

having built in storage cupboard above the stairs, central heating radiator and upvc double glazed window to front.



BATHROOM

7'8" x 6'10" (2.36m x 2.09m)

having white suite including low level w.c., wash hand basin with chrome mixer tap, corner shower cubicle with mains fed shower over, freestanding roll topped bath with chrome mixer tap, white heated towel rail, LED lighting, extractor fan and upvc double glazed window to rear with obscure glass.



OUTSIDE

There is direct vehicular access over a block paved driveway with standing for two cars. Side pedestrian access via gate leading to a fully enclosed rear garden with patio area, lawn, well fenced boundaries, further decked area and garden shed.

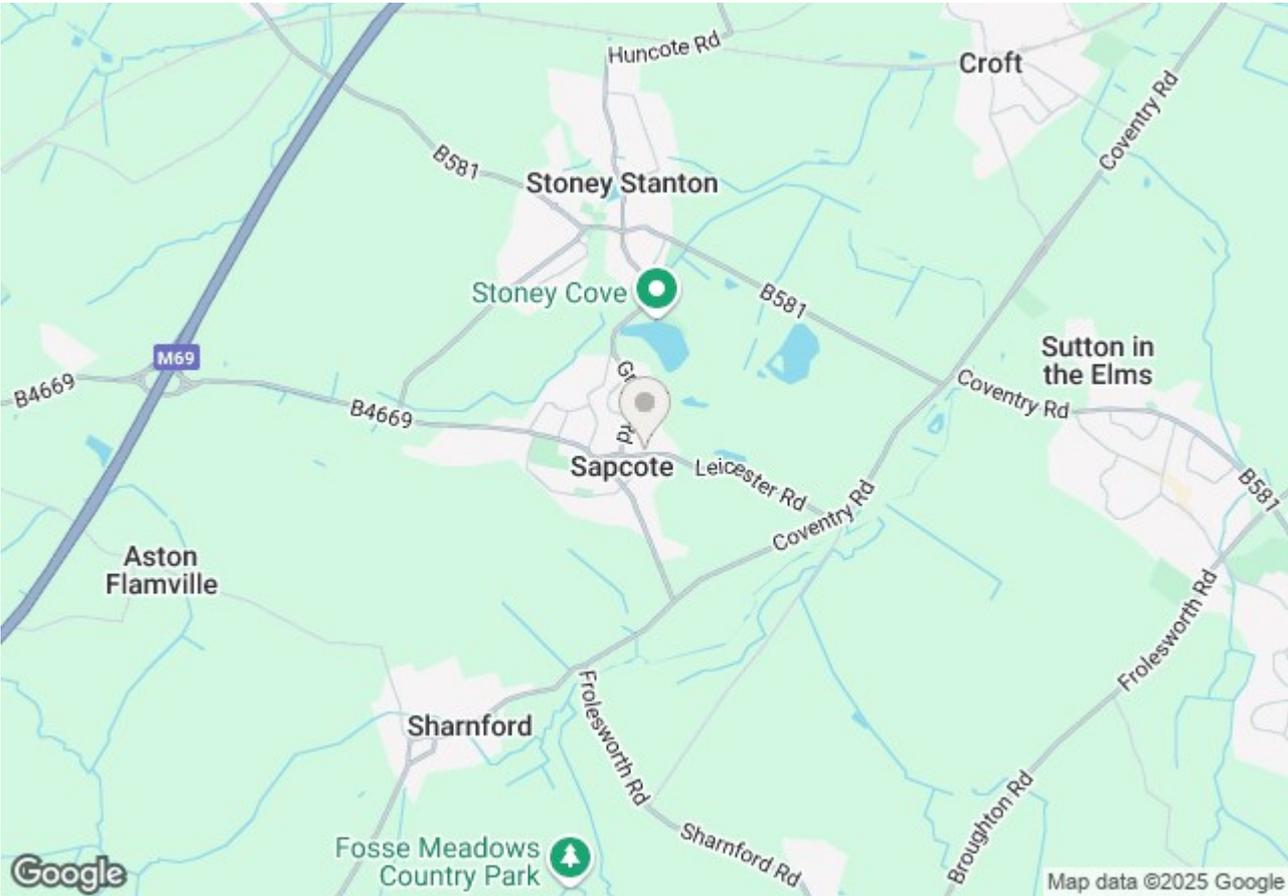


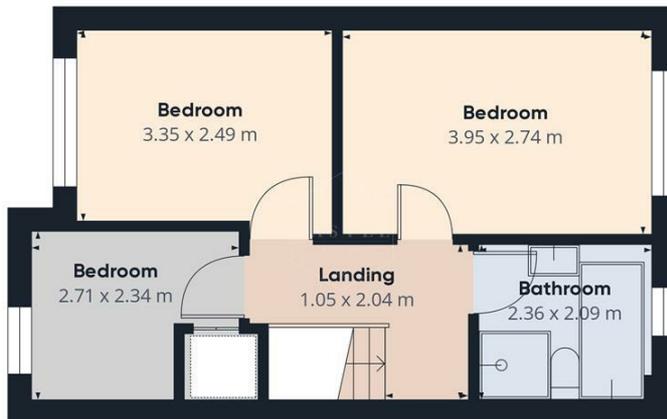
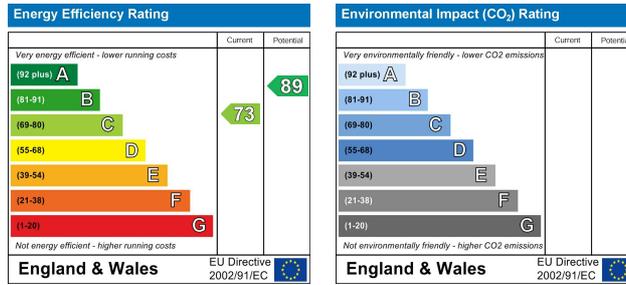
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		89
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	





Approximate total area⁽¹⁾
70.7 m²

Reduced headroom
0.55 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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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
