

CASTLE ESTATES

1982

A TASTEFULLY PRESENTED AND MUCH IMPROVED SPACIOUS THREE BEDROOMED DETACHED FAMILY RESIDENCE WITH PRIVATE REAR GARDEN SITUATED IN A POPULAR VILLAGE LOCATION



**2 SHARNFORD ROAD
SAPCOTE LE9 4JN**

Offers In The Region Of £335,000

- Entrance Hall
- Spacious Dining Kitchen
- Three Good Sized Bedrooms
- Ample Off Road Parking & Garage
- Popular Village Location
- Attractive Lounge
- Guest Cloakroom
- Modern Family Bathroom
- Private Well Tended Gardens
- VIEWING ESSENTIAL



112 Castle Street, Hinckley, Leicestershire. LE10 1DD

info@castles-online.co.uk - 01455 617997

www.castles-online.co.uk



VIEWING

By arrangement through the Agents.

DESCRIPTION

Welcome to this charming detached house located on Sharnford Road in the popular village of Sapcote.

This property boasts impressive entrance hall, attractive lounge, spacious dining kitchen and a guest cloakroom. To the first floor there are three good sized bedrooms, offering ample space for a growing family or those in need of a home office or guest room and a modern family bathroom. Viewing is essential.

Outside the property has ample off road parking, larger than average single garage and well tended lawned gardens.

Sapcote village offers a range of shops, schools, amenities and green spaces. Those wishing to commute will find easy access to the M69 junctions 1 and 2 making travelling to further afield very good.

COUNCIL TAX BAND & TENURE

Blaby Council - Band C (Freehold).

ENTRANCE HALL

having upvc double glazed front door, ceramic tiled flooring and central heating radiator. Staircase to First Floor Landing with useful storage beneath.



LOUNGE

23'3" x 8'6" max (7.10m x 2.61m max)

having upvc double glazed window to front, feature log burner with beam over, tv aerial point, solid oak flooring and central heating radiator. Double doors opening onto Dining Kitchen.



LOUNGE



LOUNGE



DINING KITCHEN

17'5" x 8'9" - 11'5" x 8'5" (5.31m x 2.67m - 3.49m x 2.59m)

having attractive range of high gloss units including base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset stainless steel sink with mixer tap and rinser bowl and built in waste disposer. double oven and grill, gas hob with cooker hood over, space and plumbing for washing machine and dishwasher, space for American style fridge freezer, LED feature spot lighting, two central heating radiators, two vellux roof lights, ceramic tiled flooring, upvc double glazed window to rear and upvc double glazed French doors opening onto rear garden. Fire door to Garage.



DINING KITCHEN



DINING KITCHEN



DINING KITCHEN



DINING KITCHEN



GUEST CLOAKROOM

6'0" x 2'9" (1.85m x 0.84m)

having low level w.c., wash hand basin with chrome mixer tap and splashback, central heating radiator, extractor fan and ceramic tiled flooring.



FIRST FLOOR LANDING

having glass panelled staircase, access to the fully insulated and part boarded roof space and upvc double glazed window to side.



BEDROOM ONE

10'4" x 10'0" (3.15m x 3.06m)

having range of fitted wardrobes, feature panelled wall, central heating radiator, tv aerial point and upvc double glazed window to front.



BEDROOM ONE



BEDROOM TWO

8'9" x 8'0" (2.68m x 2.46m)

having range of fitted wardrobes, tv aerial point, central heating radiator and upvc double glazed window to the rear.



BEDROOM THREE

7'11" x 7'4" (2.43m x 2.24m)

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



FAMILY BATHROOM

9'1" x 5'7" (2.77m x 1.71m)

having modern white suite including integrated low level w.c., vanity unit and feature round bowl sink with black mixer tap, panelled bath with black rain shower over and shower attachments, ceramic tiled splashbacks, central heating radiator and black heated towel rail.



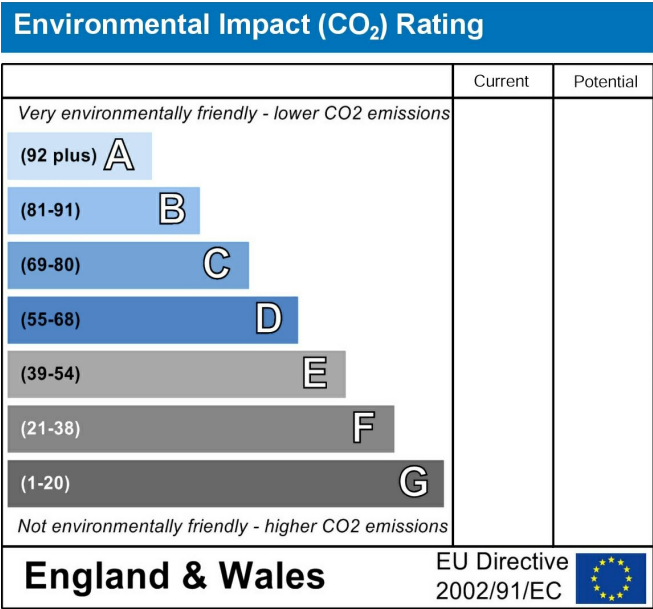
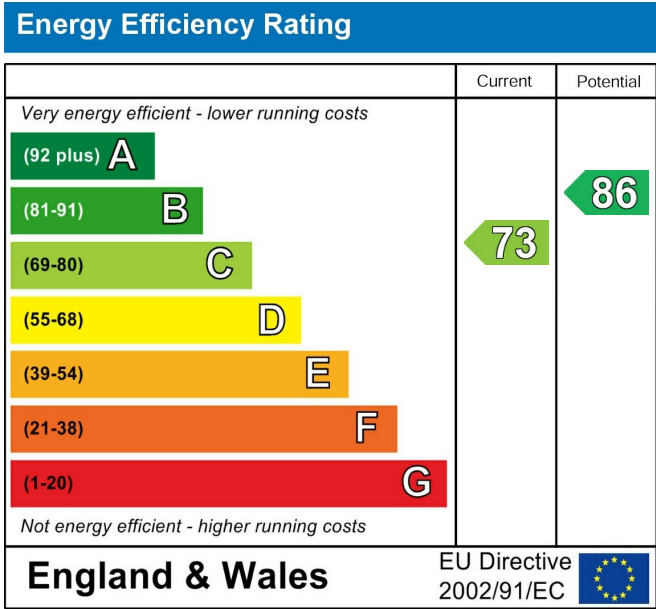
OUTSIDE

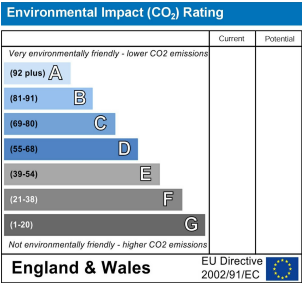
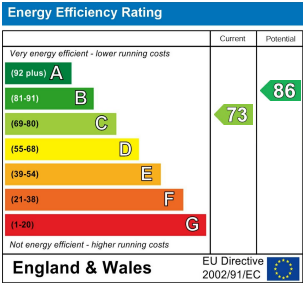
There is direct vehicular access over a good sized tarmac driveway with standing for several cars leading to LARGE GARAGE (6.03m x 3.60m) with power and light and built in worksurfaces with sink. The property also has an electric car charging point to front. A lawned foregarden. Side gated access to a fully enclosed rear garden with patio area, lawn, flower borders, further seating area to rear, wall and fenced boundaries.



OUTSIDE







Floor 0



Floor 1

Approximate total area⁽¹⁾
109.07 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.

Calculations are based on RICS IPMS 3C standard.

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
