

FOR SALE



Elder Close, Sapcote
Asking Price Of £275,000


MARTIN & CO



Elder Close, Sapcote

3 Bedrooms, 2 Bathroom

Asking Price Of £275,000

- MODERN SEMI DETACHED HOUSE
- NO UPWARD CHAIN
- LOUNGE
- KITCHEN DINER
- CLOAKROOM WC

MODERN SOUTH FACING SEMI DETACHED HOUSE - An excellent opportunity to purchase this modern detached house ideally located on the outskirts of Sapcote village and within a short driving distance of Hinckley town centre and local amenities, and the A5 and motorway network for commuting. The well presented accommodation briefly comprises of an entrance hallway, lounge, kitchen diner, cloakroom, three bedrooms with main en suite and a family bathroom. The property also benefits from double glazing, gas central heating, two parking spaces in front of the property and a south facing rear garden. For viewings Call Martin & Co 01455 636349. There is an annual service charge to First Port property services and the last one was £109.38



ENTRANCE HALL A covered entrance leads to the double glazed composite entrance door through to entrance hall. stairs to first floor landing, laminate wood flooring, radiator, door to lounge.

LOUNGE 12' 11" x 11' 7" (3.955m x 3.553m) Double glazed window to front, laminate wood flooring, radiator, door to inner hallway.

INNER HALLWAY Laminate wood flooring doors to cloakroom and kitchen diner

CLOAKROOM 5' 8" x 3' 5" (1.729m x 1.045m) Low level WC, pedestal hand wash basin, laminate wood flooring, radiator.

KITCHEN DINER 14' 7" x 9' 2" (4.453m x 2.819m) Fitted with a modern range of base and wall units with work surfaces above and inset 1 1/2 bowl sink unit and mixer tap, integrated electric oven with four ring gas hob and extractor hood above, space and plumbing for washing machine, ceramic tiled flooring, understairs

storage cupboard, radiator, double opening double glazed french door to rear garden.

LANDING Access to roof space, airing cupboard housing hot water cylinder.

BEDROOM ONE 9' 2" x 9' 2" (2.805m x 2.818m) Double glazed window to front, fitted wardrobes with shelving and hanging space, radiator, door to en suite shower room.

EN SUITE SHOWER ROOM Shower cubicle with glazed sliding door, mains mixer unit with overhead attachment, part tiled walls, pedestal hand wash basin with mixer tap, enclosed low level WC, radiator, obscure double glazed window.

BEDROOM TWO 8' 8" x 9' 10" (2.667m x 3.017m) Double glazed window to rear, radiator.

BEDROOM THREE 9' 11" x 5' 10" (3.030m x 1.803m) Double glazed window to rear, radiator.



BATHROOM Panelled obscure double glazed window.bath with glazed shower screen, mains mixer unit and shower over attachment, part tiled walls, pedestal hand wash basin with mixer tap, low level WC, heated hand towel rail,

OUTSDIE The property has a south facing rear garden which is fence enclosed with a paved patio area, lawned area, stone chipped area, timber shed 2.445 x 3.016, outside tap, paved pathway down the side leads to a side gate through to the front garden. Tarmac drive way for two cars side by side parking, stone chipped area with trees and plants.



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		



Martin & Co Hinckley

99-109 Castle Street • • Hinckley • LE10 1DA

T: 01455 636340 • E: hinckley@martinco.com

01455 636349

<http://www.martinco.com>

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