

**SOLD
STC**



22 Sutton Lane, Sutton In The Elms, LEICESTER LE9 6QF

SSTC £399,950 - Freehold

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PROPERTY DESCRIPTION

One In A Million! - A rare chance to purchase this unique EXTENDED semi-detached home situate on a great plot with LARGE DOUBLE GARAGE. The accommodation comprises, entrance porch, lounge, kitchen/diner, utility, d/s shower room, first floor landing three great sized bedrooms, family bathroom. The property benefits from gas fired central heating to radiators, UPVC double glazing, with excellent sized gardens to the front/side/rear and EXTENSIVE POTENTIAL (subject to the local planning process). Further to the rear there are field views. Internal viewing comes highly recommended.

POINTS OF INTEREST

- *Extended Semi-Det*
- *Three Bedrooms*
- *Lounge*
- *Kitchen Diner*
- *Utility*
- *D/S WC*
- *Large Double Garage*
- *Field Views*



ROOM DESCRIPTIONS

Ground Floor

Entrance Porch

UPVC double glazed door to the front aspect.

Lounge

UPVC double glazed window to the front aspect and two radiators.

Kitchen Diner

14' 7" x 10' 4" (4.45m x 3.15m) UPVC double glazed window to the rear aspect, being fitted with a range of wall and base units with built in oven, hob, sink/drain, built in pantry and two radiators.

Utility

UPVC double glazed door to the side aspect, UPVC double glazed window to the side aspect, being fitted with base units with built in sink/drain, built in cloak cupboard (housing the boiler) and radiator.

Downstairs Shower Room

UPVC double glazed window to the side aspect, being fitted with two piece suite comprising, low level wc, hand wash basin, shower cubicle and radiator.

First Floor

First Floor Landing

UPVC double glazed window to the side aspect and radiator.

Bedroom One

10' 4" x 9' 4" (3.15m x 2.84m) UPVC double glazed window to the rear aspect, fitted wardrobe, built in airing cupboard and radiator.

Bedroom Two

11' 11" x 9' 0" (3.63m x 2.74m) UPVC double glazed window to the front aspect, built cupboard which has stairs to boarded loft.

Bedroom Three

8' 10" x 8' 7" (2.69m x 2.62m) UPVC double glazed window to the front aspect and radiator.

Family Bathroom

7' 6" x 6' 6" (2.29m x 1.98m) UPVC double glazed window to the side aspect, being fitted with three piece suite comprising, low level wc, hand wash basin, bath and radiator.

Front Garden

To the front of the property there are slab/slate frontage with ample off road parking to the side giving access to larger than average detached double garage.

Side Garden

To the side of the property there is a lot of extensive potential (subject to the local planning process).

Large Detached Double Garage

27' 2" x 16' 5" (8.28m x 5.00m) With up and over door, power and lighting.

Rear Garden

To the rear of the property there are good sized attractive laid to lawn gardens backing on to open fields in non overlooked position.

Additional Notes:

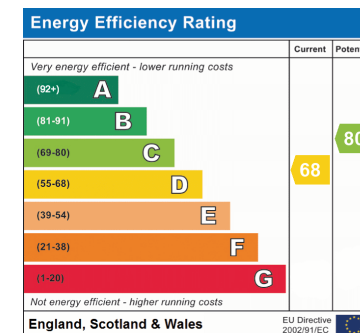
Council tax band C (Harborough District Council)

Standard Brick Construction / Tiled Roof

Connected to mains gas/water/electric/sewerage

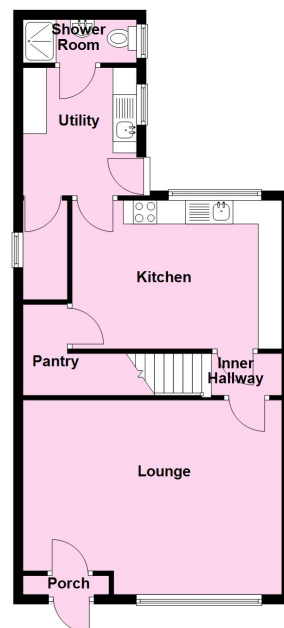
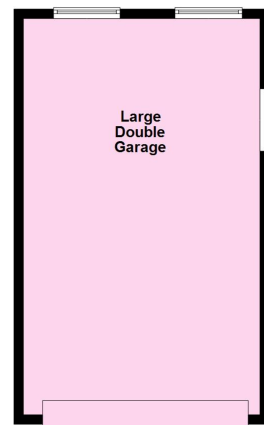
Multiple Choice for Broadband/phone signal

No flood risks that we are aware of



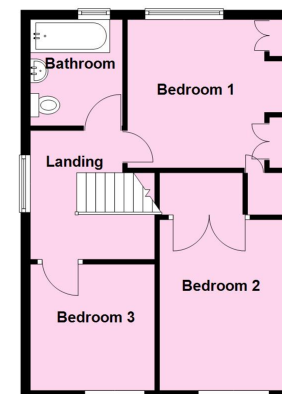
Ground Floor

Approx. 96.8 sq. metres (1041.8 sq. feet)



First Floor

Approx. 43.0 sq. metres (462.5 sq. feet)



Total area: approx. 139.8 sq. metres (1504.3 sq. feet)

Disclaimer: David Robinson Estate Agents LTD are the selling agent for the sale and marketing of the property described on these property particulars and your conveyancer is legally responsible for ensuring that the purchase agreement fully protects your position as a purchaser. David Robinson Estate Agents LTD makes detailed enquiries of the seller to ensure that the information provided is as accurate as possible. However, if you become aware that any of the information provided to you is inaccurate please inform your David Robinson Estates representative as soon as possible so we can make the necessary corrections. The services at the property have not been tested.