

**SOLD
STC**



10 Sharnford Road, Sapcote, Leicester LE9 4JN



SSTC £184,950 - Freehold

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PROPERTY DESCRIPTION

Ideal First Time Buy! - A rare chance to purchase this cottage style terraced, which has been recently redecorated and is situated in sought after location with accommodation comprising, lounge, fitted kitchen/diner, rear lobby, downstairs bathroom, first floor, two bedrooms, master benefits from en-suite. The property benefits from gas fired central heating to radiators, UPVC double glazed windows. The property comes with NO CHAIN and internal viewing is a real must.

POINTS OF INTEREST

- *Cottage Terraced*
- *Two Bedrooms*
- *Lounge*
- *Ftd Kitchen/Diner*
- *En-Suite*
- *Gardens*
- *No Chain*
- *Viewing Essential*



ROOM DESCRIPTIONS

Ground Floor

Lounge

12' 4" x 10' 4" (3.76m x 3.15m) UPVC double glazed window and door to the front aspect, feature fireplace and radiator.

Fitted Kitchen/Diner

12' 4" x 11' 0" (3.76m x 3.35m) UPVC double glazed window to the rear aspect, being fitted with a range of wall and base units with built in oven, hob, extractor, sink/drain, plumbing for washing machine, tiled flooring and radiator.

Rear Lobby

Door to the side aspect.

Downstairs Bathroom

UPVC double glazed window to the rear/side aspects, being fitted with three piece suite comprising, low level wc, hand wash basin, bath with shower over, radiator and heated towel rail.

First Floor

Bedroom One

12' 4" x 11' 0" max (3.76m x 3.35m max) UPVC double glazed window to the rear aspect and radiator.

En-Suite

Being fitted with three piece suite comprising, low level wc, hand wash basin, shower cubicle and heated towel rail

Bedroom Two

12' 4" x 10' 6" (3.76m x 3.20m) UPVC double glazed window to the front aspect, built in wardrobe, over stairs cupboard and radiator.

Front Garden

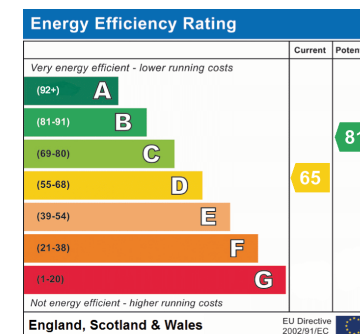
To the front of the property there is a courtyard garden.

Rear Garden

To the rear of the property there are well maintained laid to lawn gardens with patio area and decking area.

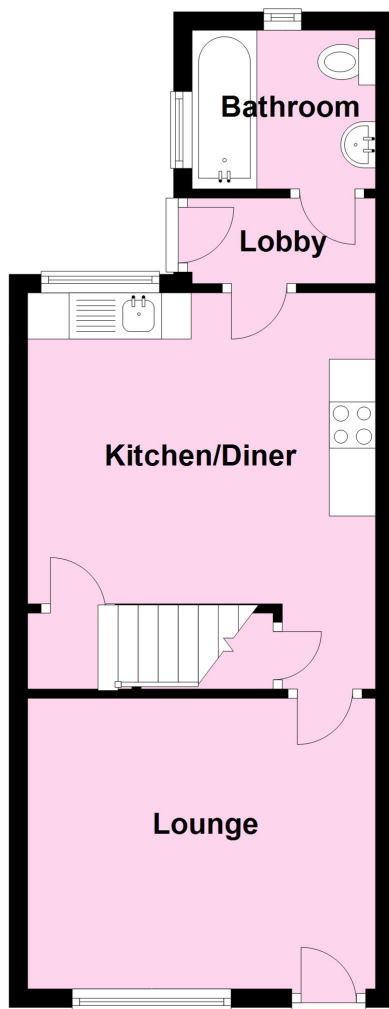
Additional Notes:

Council tax band A (Blaby 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



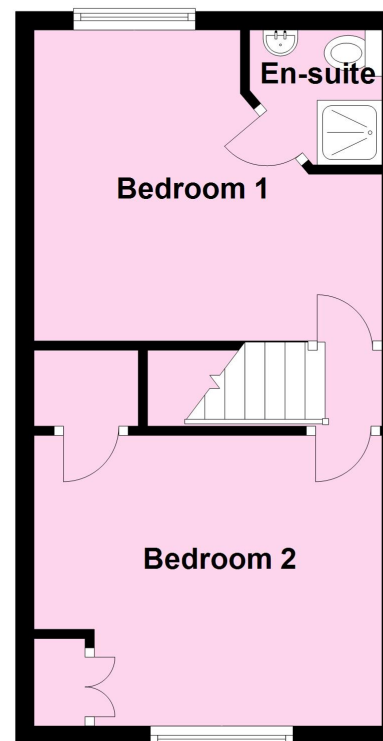
Ground Floor

Approx. 34.0 sq. metres (365.7 sq. feet)



First Floor

Approx. 28.4 sq. metres (306.0 sq. feet)



Total area: approx. 62.4 sq. metres (671.7 sq. feet)

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