



14 Old Furlong Close, Sapcote, Leicester. LE9 4AU

- Modern Two Bedroom Semi Detached Property
- Sought After Development In Sapcote Village
- Entrance Hall, Cloaks/Wc, Kitchen, Living Room
- Landing, Two Bedrooms, Family Bathroom
- Gas Fired Central Heating System, Double Glazing
- Driveway Providing Ample Car Standing , Good Size Rear Garden
- Viewing Highly Recommended
- EPC Rating B & Council Tax Band B



PROPERTY DESCRIPTION

Superb modern two bedroom semi detached property on this sought after Miller Homes development in Sapcote. Ideally located for the M69 motorway and built in 2022 so still within its NHBC guarantee. An ideal first time or professional purchase the property comprises of entrance hall, cloaks/wc, front kitchen fitted with a range of modern base and wall units, oven/hob. To the rear is a generous living/dining room with useful store and double doors leading out to the rear garden. To the first floor the landing gives access to the two bedrooms and a family bathroom. The principal bedroom to the front is a great size with a good size store and study/dressing recess. Externally the property is located at the head of the cul de sac and sits on a larger than average plot with side driveway providing car standing and a side access gate leading to the rear garden with patio area, shed standing, lawn and fence surround. Site maintenance charge £52.17 per quarter (2023). Early viewing highly recommended. EPC rating B and Council tax B.



ROOM DESCRIPTIONS

Entrance Hall

Cloaks/Wc

Kitchen

11' 7" x 6' 4" (3.53m x 1.93m)

Living/Dining Room

14' 4" x 10' 8" (4.37m x 3.25m)

Landing

Bedroom

14' 5" max into rec red to 10'1" x 11' 3" (4.39m x 3.43m)

Bedroom

11' 2" x 7' 6" max (3.40m x 2.29m)

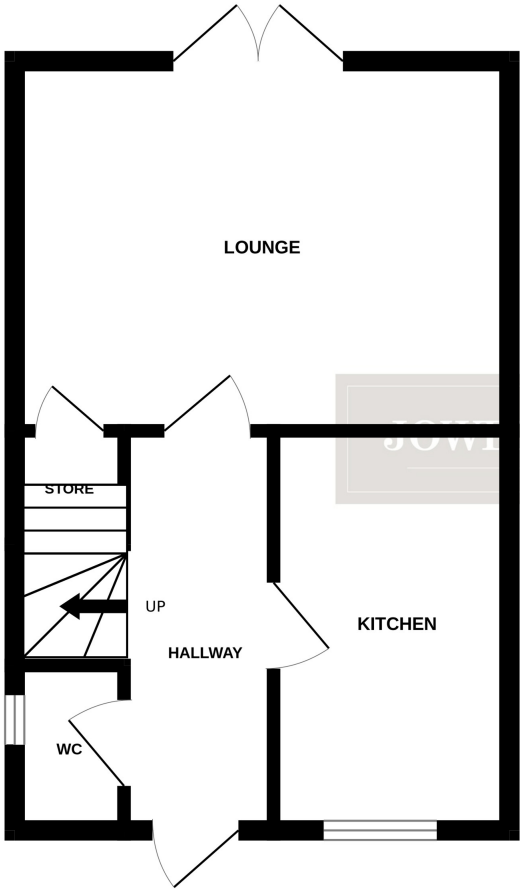
Family Bathroom

External

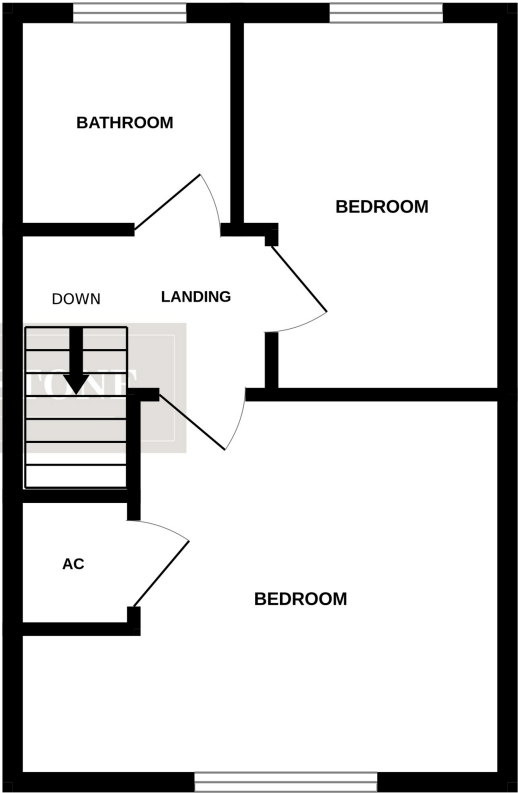
Rear Garden



GROUND FLOOR
320 sq.ft. (29.8 sq.m.) approx.

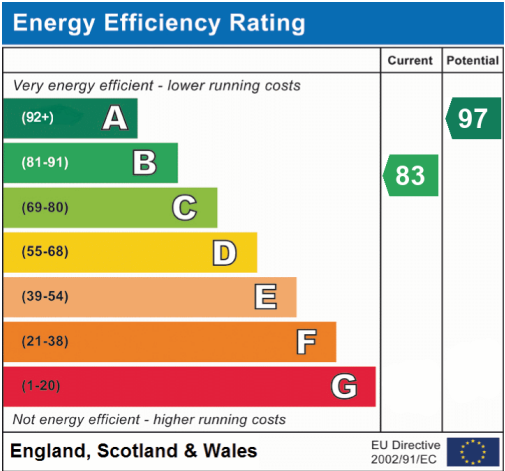


1ST FLOOR
320 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA : 641 sq.ft. (59.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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