

**SOLD
STC**



60 Spa Drive, Sapcote, Leicester LE9 4FN

SSTC £395,000 - Freehold

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PROPERTY DESCRIPTION

Outstanding Location! - With field views to rear you will not go wrong with this EXTENDED family detached home that has great sized accommodation comprising, entrance hall, lounge/diner, fitted dining kitchen, inner hall, downstairs wc, first floor landing, FOUR LARGE BEDROOMS, master has en-suite and dressing area, there is a further family shower room. The property benefits from gas fired central heating to radiators, UPVC double glazing with off road parking to the front giving access to single garage. To the rear of the property there are attractive gardens with open views over field. There is no upward chain and internal viewing comes highly recommended.

POINTS OF INTEREST

- *Family Detached*
- *Four Bedrooms*
- *Master En-Suite*
- *Lounge/Diner*
- *Ftd Dining Kitchen*
- *Field Views*
- *Garage*
- *ORP*



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Double glazed door to the front aspect, UPVC double glazed window to the front/side aspects, stairs to first floor landing, laminate flooring and radiator.

Lounge/Diner

25' 6" x 12' 6" (7.77m x 3.81m) UPVC double glazed window to the front aspect, UPVC double glazed sliding doors to the rear aspect and two radiators.

Fitted Kitchen Diner

20' 1" x 12' 11" (6.12m x 3.94m) UPVC double glazed window to the rear aspect, UPVC double glazed french doors to the rear aspect, being fitted with a range of wall and base units with built in double oven, hob, extractor, sink/drain, sink/drain, tiled flooring, under stairs cupboard and dish washer.

Inner Hall

Tiled flooring and courtesy door to the garage.

Downstairs WC

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

First Floor

First Floor Landing

Bedroom One

11' 10" x 11' 3" (3.61m x 3.43m) UPVC double glazed french doors to the rear aspect, ceiling spot lights and radiator.

En-Suite

6' 7" x 5' 9" (2.01m x 1.75m) UPVC double glazed window to the side aspect, being fitted with three piece suite comprising, low level wc, hand wash basin, double shower cubicle, tiled flooring, tiled surround, laminate flooring and heated towel rail.

Dressing Area

8' 11" x 6' 2" (2.72m x 1.88m) UPVC double glazed window to the front aspect, fitted wardrobes and radiator.

Bedroom Two

13' 3" x 10' 11" (4.04m x 3.33m) UPVC double glazed window to the front aspect, fitted wardrobe and radiator.

Bedroom Three

10' 1" x 9' 9" (3.07m x 2.97m) UPVC double glazed window to the rear aspect, fitted wardrobe and radiator.

Bedroom Four

10' 2" x 7' 11" (3.10m x 2.41m) UPVC double glazed window to the front aspect, over stairs cupboard, laminate flooring and radiator.

Shower Room

8' 6" x 5' 4" (2.59m x 1.63m) UPVC double glazed window to the rear aspect, being fitted with three piece suite comprising, low level wc, hand wash basin, double shower cubicle, tiled flooring and radiator.

Front Garden

To the front of the property there is block paved off road parking giving access to single garage.

Single Garage

With up and over door.

Rear Garden

To the rear of the property there are laid to lawn gardens with patio area with non overlooked field views further to the rear.

Additional Notes:

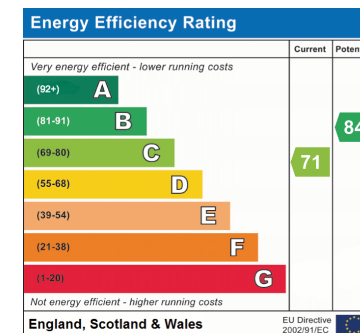
Council tax band C (Blaby District Council)

Standard Brick Construction / Tiled Roof

Connected to mains gas/water/electric/sewerage

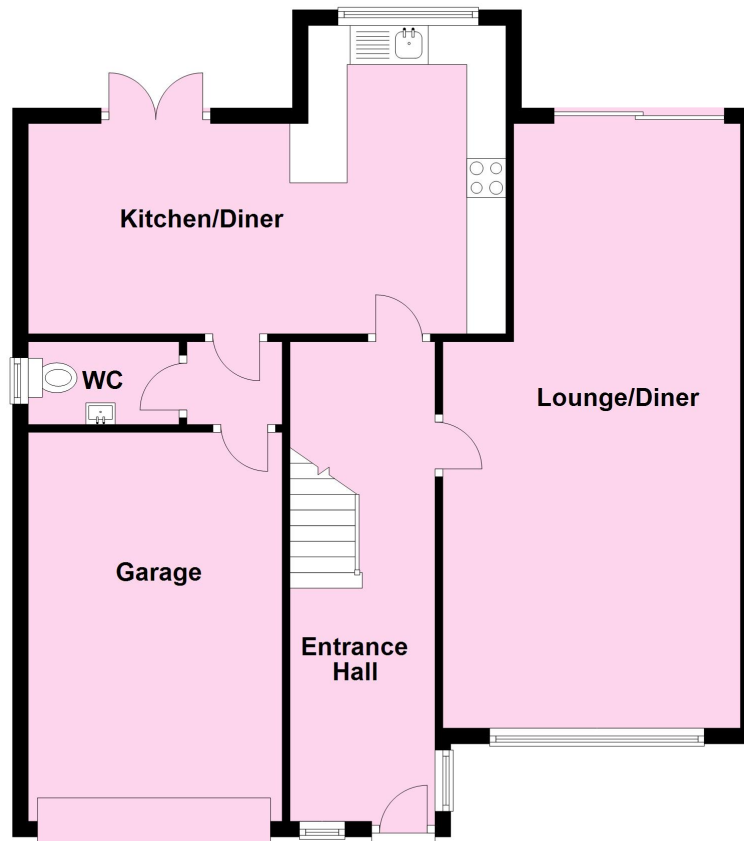
Multiple Choice for Broadband/phone signal

No flood risks that we are aware of



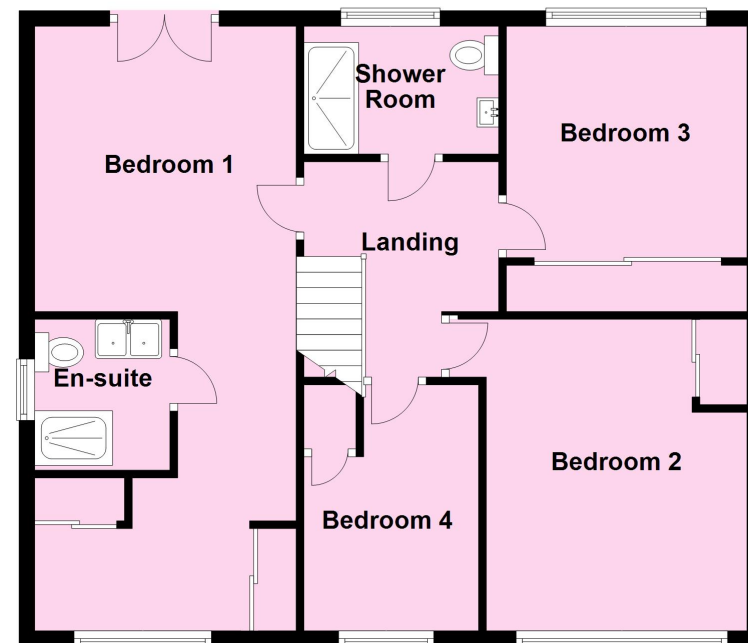
Ground Floor

Approx. 80.0 sq. metres (860.8 sq. feet)



First Floor

Approx. 70.7 sq. metres (761.4 sq. feet)



Total area: approx. 150.7 sq. metres (1622.2 sq. feet)

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