

**SOLD
STC**



34 Park Road, Sapcote, Leicester LE9 4LS

SSTC £299,950 - Freehold

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PROPERTY DESCRIPTION

E-X-T-E-N-D-E-D - Do not miss out with this EXTENDED three bed semi-detached home which offers modern accommodation comprising, entrance hall, downstairs wc, lounge, extended fitted dining kitchen, first floor, three good sized bedrooms and family bathroom. The property benefits from gas fired central heating to radiators, double glazing with ample off road parking to the front/side giving access to detached sectional garage to the rear. Further to the rear there is an attractive garden area. To the front there are attractive unoverlooked views. Early viewing is highly recommended!

POINTS OF INTEREST

- *Extended Semi-Det*
- *Three Bedrooms*
- *Lounge*
- *Kitchen Diner*
- *Downstairs WC*
- *Bathroom*
- *Attractive Views*
- *Viewing Essential*



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

UPVC double glazed door to the front aspect, under stairs cupboard and stairs to first floor landing.

Downstairs WC

Being fitted with two piece suite comprising, low level wc, hand wash basin.

Lounge

21' 11" x 11' 2" (6.68m x 3.40m) UPVC double glazed window to the front aspect and radiator.

Extended Fitted Kitchen Diner

"L" Shaped 19' 7" x 19' 1" narrowing to 8' 6" (5.97m x 5.82m narrowing to 2.59m) UPVC double glazed door to the side aspect, UPVC double glazed sliding doors to the rear aspect, UPVC double glazed window to the rear aspect, two double glazed velux windows to the rear aspect, being re-fitted with a range of wall and base units with built in double oven, hob, extractor, sink/drain, integrated washing machine, dish washer, tumble dryer and two radiators.

First Floor

First Floor Landing

UPVC double double glazed window to the front aspect, loft access.

Bedroom One

10' 11" x 9' 3" (3.33m x 2.82m) UPVC double glazed window to the front aspect (views over fields), fitted wardrobe and radiator.

Bedroom Two

10' 7" x 9' 2" (3.23m x 2.79m) UPVC double glazed window to the rear aspect, fitted wardrobe and radiator.

Bedroom Three

9' 6" x 6' 11" (2.90m x 2.11m) UPVC double glazed window to the rear aspect and radiator.

Family Bathroom

UPVC double glazed window to the side aspect, being fitted with three piece suite comprising, low level wc, hand wash basin, bath with shower over, tiled flooring and ceiling spot lights.

Front Garden

To the front of the property there is a low maintenance frontage providing ample off road parking with gated access to the side, again giving ample off road parking to where the detached sectional garage can be located.

Detached Sectional Garage

With up and over door.

Rear Garden

To the rear of the property there are two patio areas, laid to lawn garden with side access.

Additional Notes:

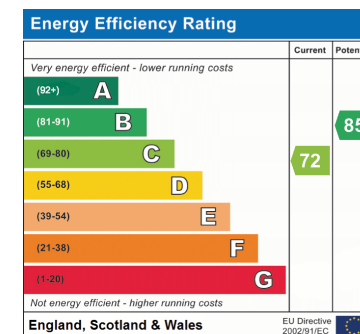
Council tax band C (Blaby District Council)

Standard Brick Construction Tiled Roof

Connected to mains gas/water/electric/sewerage

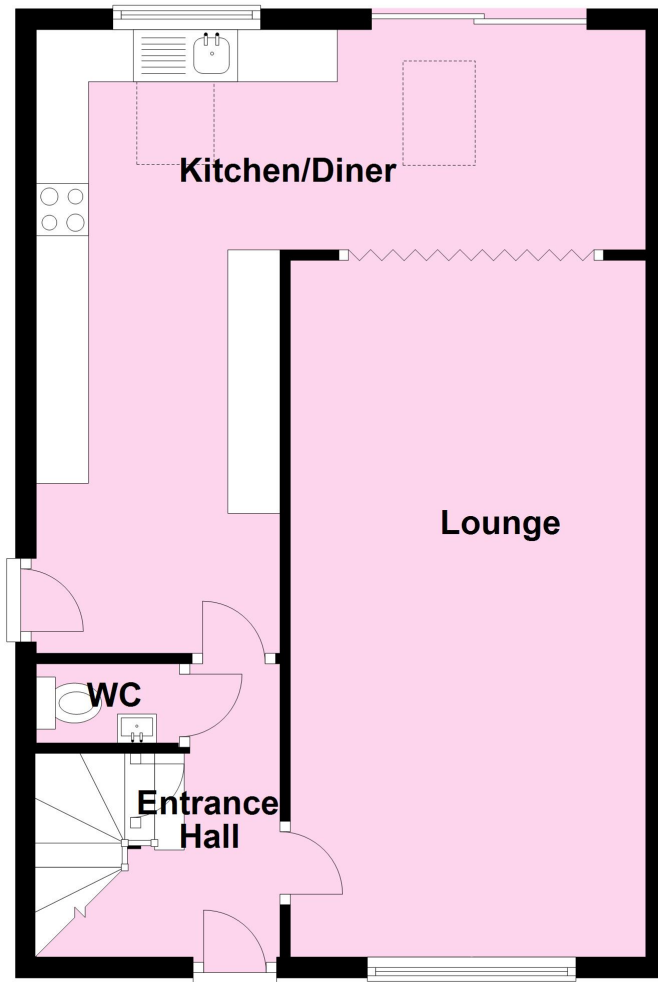
Multiple Choice for Broadband/phone signal

No flood risks that we are aware of



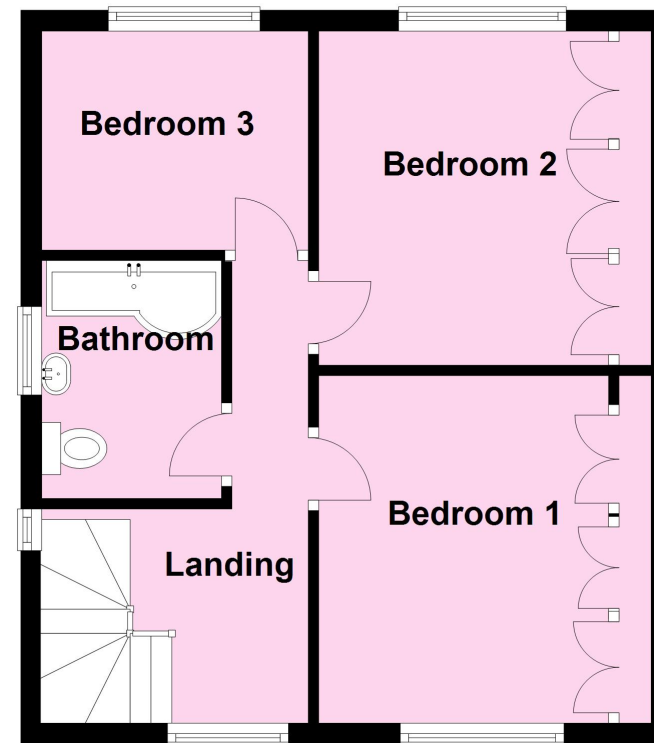
Ground Floor

Approx. 52.0 sq. metres (559.3 sq. feet)



First Floor

Approx. 38.8 sq. metres (417.4 sq. feet)



Total area: approx. 90.7 sq. metres (976.8 sq. feet)

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