

**FOR SALE**

£240,000 Freehold



# 22 Rye Hill Drive, Sapcote, Leicester. LE9 4GG

- Exceptionally Presented Two Bedroom End Town House
- Corner Plot Position In A Sought After Village Location
- Ent Hall, Cloaks/WC, Kitchen, Rear Lounge/Diner
- Landing, Two Double Bedrooms & Bathroom
- Gas Fired Central Heating System & Double Glazing
- Driveway Providing Ample Car Standing , Good Size Rear Garden
- Viewing Essential To Appreciate
- EPC Rating B & Council Tax Band B



## PROPERTY DESCRIPTION

Exceptionally presented two double bedroom end town house with good sized garden on this sought after development in Sapcote. Ideally located for the M69 motorway and village centre. An ideal first time or professional purchase. The property comprises of entrance hall, cloaks/WC, front kitchen fitted with a range of modern shaker style base and wall units, oven/hob. To the rear is a generous living/dining room with useful under stairs store and double doors leading out to the rear garden. To the first floor the landing gives access to the two double bedroom, family bathroom and access to the loft which is boarded. The principal bedroom to the front is light and airy with a good size store and study/dressing recess. Externally the property sits on a larger than average plot with rear driveway providing car standing and a rear access gate leading to the garden. The garden benefits from a large patio and decked area, perfect for alfresco dining, shed standing, sleeper bed boarders, lawn and fence surround. Early viewing come highly recommended to appreciate the style, layout and plot size. EPC rating B and Council tax B.

\*Site maintenance charge £325 per year\*



## ROOM DESCRIPTIONS

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**Ent Hall**

**Cloakroom/WC**

**Kitchen**

10' 1" x 6' 4" (3.07m x 1.93m)

**Lounge/Diner**

14' 1" x 11' 9" (4.29m x 3.58m)

**Landing**

**Bedroom**

14' 0" x 9' 4" (4.27m x 2.84m)

**Bedroom**

14' 0" x 7' 3" (4.27m x 2.21m)

**Bathroom**

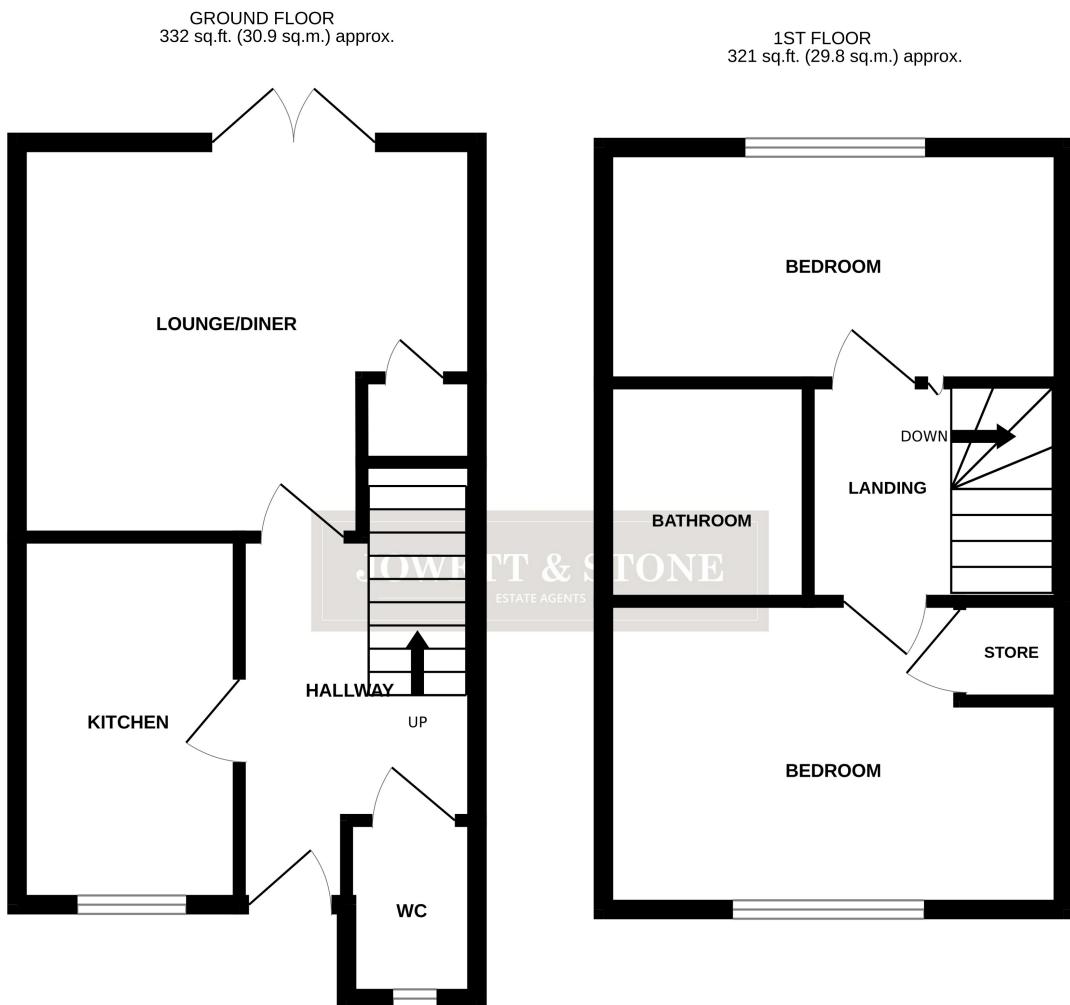
7' 0" x 6' 3" (2.13m x 1.91m)

**External**

**Driveway**

**Rear Garden**





TOTAL FLOOR AREA : 653 sq.ft. (60.7 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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