

**SOLD  
STC**



**Hinckley Road, Sapcote, LEICESTER, Leicestershire LE9 4LG**

**£475,000 - Freehold**

## PROPERTY DESCRIPTION

Looking For Non Estate ? - Well look no further with this stunning extended family detached home which has excellent sized accommodation comprising, entrance hall, down stairs wc, lounge, dining room/study, fitted breakfast kitchen, family room with bi-folding doors opening on to the private garden, utility, inner hall, gym/office area, first floor landing, four good sized bedrooms, master has en-suite and further re-fitted family bathroom. The property benefits from gas fired central heating to radiators, double glazing, ample off road parking to the front with well presented private gardens to the rear. Early viewing is highly recommended to appreciate the level of accommodation on offer!

## POINTS OF INTEREST

- *Family Detached*
- *Four Bedrooms*
- *Non Estate*
- *Lounge*
- *Dining Room/Study*
- *Family Room*
- *Fitted B/Fast Kitchen*
- *Ample of Road Parking*
- *Master En-Suite*



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

Double glazed door to the front aspect, stairs to first floor landing, under stairs cupboard, laminate flooring and radiator.

#### Down Stairs WC

Being fitted with two piece suite comprising, low level wc, hand wash basin, tiled flooring and heated towel rail.

#### Lounge

14' 2" x 12' 3" (4.32m x 3.73m) Double glazed sliding doors to the rear aspect, feature fireplace with gas fire and radiator.

#### Dining Room/Study

10' 5" x 10' 11" (3.17m x 3.33m) UPVC double glazed window to the front aspect, laminate flooring and radiator.

#### Family Room

21' 9" x 11' 2" (6.63m x 3.40m) Bi-folding doors opening on to the rear garden, double glazed velux windows to the rear aspect, UPVC double glazed windows to the rear/side aspect and two radiators.

#### Fitted Breakfast Kitchen

15' 11" x 12' 2" (4.85m x 3.71m) French doors to the rear aspect, UPVC double glazed window to the rear aspect, being fitted with a range of wall and base units with built in double oven, hob, extractor, sink/drain, breakfast bar, fridge/freezer, ceiling spot lights and radiator.

#### Utility

UPVC double glazed window to the side aspect, UPVC double glazed door to the side aspect, being fitted with a range of wall and base units, tiled flooring and plumbing for washing machine.

#### Inner Hall

UPVC double glazed door to the side aspect and courtesy door to the garage/storage.

#### Gym/Office Area

Multi functioning room that could be turned back as part of the double garage.

### First Floor

#### First Floor Landing

Radiator.

#### Bedroom One

14' 3" x 12' 3" (4.34m x 3.73m) UPVC double glazed window to the rear aspect and radiator.

#### En-Suite

UPVC double glazed window to the rear aspect, being fitted with three piece suite comprising, low level wc, hand wash basin, double shower cubicle, his and hers vanity hand wash basins, tiled flooring, tiled surround, ceiling spot lights and heated towel rail.

#### Bedroom Two

12' 2" x 11' 2" (3.71m x 3.40m) UPVC double glazed window to the rear aspect and radiator.

#### Bedroom Three

10' 11" x 10' 7" (3.33m x 3.23m) UPVC double glazed window to the front aspect and radiator.

#### Bedroom Four

10' 6" x 6' 5" (3.20m x 1.96m) UPVC double glazed window to the front aspect and radiator.

#### Re-Fitted Family Bathroom

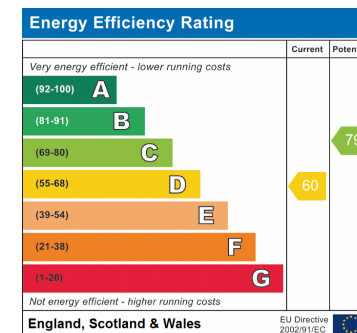
UPVC double glazed window to the front aspect, being re-fitted with four piece suite comprising, low level wc, his and hers hand wash basin, bath, double shower cubicle, tiled flooring and part tiled walls.

#### Front Garden

To the front of the property there is ample off road parking that would give access to double garage (currently being used as a gym, this could be altered back to its original use).

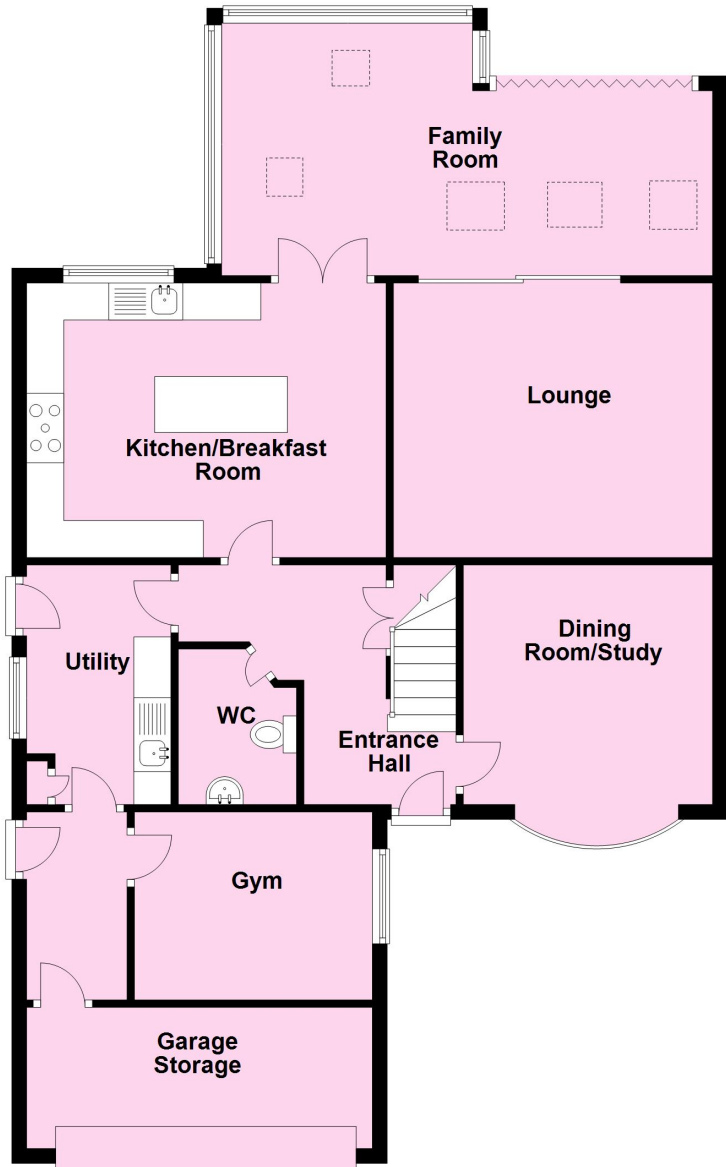
#### Rear Garden

To the rear of the property you will find a lovely enclosed garden that is low maintenance, with various patio areas, well constructed shed providing ample storage and a mix of trees and planted surround.



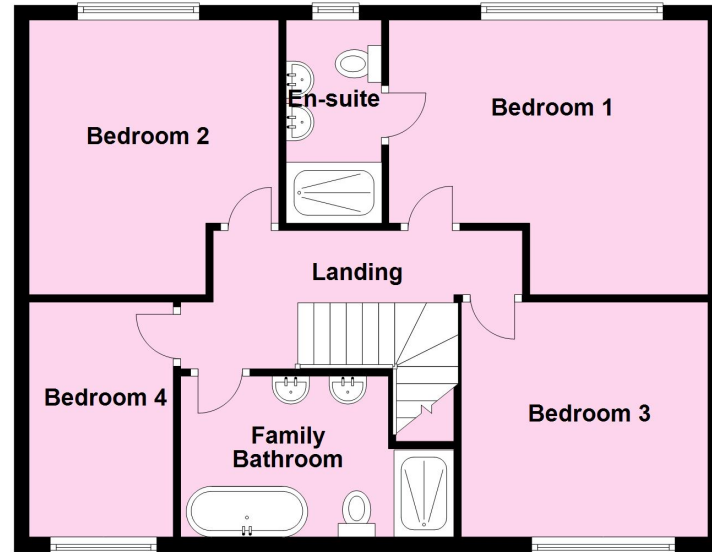
**Ground Floor**

Approx. 107.5 sq. metres (1157.1 sq. feet)



**First Floor**

Approx. 64.0 sq. metres (688.6 sq. feet)



Total area: approx. 171.5 sq. metres (1845.7 sq. feet)