



8A Leicester Road, Leicester, LE9 4JF

£284,950



4



2



2



C



RH Homes and property are very pleased to offer this modern excellent sized four bedroom two bathroom family home in the village of Sapcote. The house briefly comprises an Entrance Hallway, Lounge, Dining Room, Kitchen, Downstairs WC, Conservatory, Landing, Three Bedrooms and Family Bathroom, Second Storey Master Bedroom and Ensuite. Outside are a private enclosed rear garden, allocated rear parking and and a Garage en bloc. The property also benefits from UPVC double glazing throughout and gas central heating.

Council Tax - D

### Entrance Hallway

5'4 x 15'4 overall (1.63m x 4.67m overall)

With laminate wood flooring, radiator, under stairs storage and cupboard, and composite front door.

### Lounge

11'5 x 11'6 (3.48m x 3.51m)

Having a feature corner living flame effect gas fire, radiator, and UPVC double glazed French doors to the rear aspect.

### Kitchen

8'4 x 17'11 overall (2.54m x 5.46m overall)

Having an ample range of wall and base level units with working surfaces over and tiled splashbacks, an inset one and a half stainless steel sink and drainer, four ring gas hob with oven under and hood over, plumbing for washing machine, a double door pantry storage cupboard, tiled flooring, and UPVC double glazed window to the rear and double glazed door to the side elevations.

### Dining/Sitting Room

11'5 x 10'7 overall (3.48m x 3.23m overall)

With laminate wood flooring, radiator, and UPVC double glazed window to the front aspect.

### Downstairs WC

Having a two piece white suite comprising low flush WC and wash hand basin, radiator, extractor fan, and UPVC double glazed window to the front aspect.

### First Floor Landing

With radiator, airing cupboard, and access off to:





### Bedroom Two

10'5 x 11'10 overall (3.18m x 3.61m overall)  
With radiator and UPVC double glazed window to the front elevation.

### Bedroom Three

8'5 x 11'6 (2.57m x 3.51m)  
Having a radiator and UPVC double glazed window to the rear elevation

### Bedroom Four

10'6 x 12'0 overall (3.20m x 3.66m overall)  
With radiator and skylight window to the rear elevation.



### Family Bathroom

5'6 x 8'5 (1.68m x 2.57m)  
Having a three piece white suite comprising low flush WC, wash hand basin, and bath with thermostatic rainfall shower and handheld shower head and screen, tiled flooring, part tiled surround, heated chrome towel rail, and extractor.

### Second Storey Staircase

With radiator and UPVC double glazed window to the front aspect, and leading up to:



### Master Bedroom

17'1 x 10'8 (5.21m x 3.25m)  
With radiator and skylight window to the rear aspect.

### Ensuite

4'8 x 9'8 (1.42m x 2.95m)  
Having three piece white suite of low flush WC, wash hand basin set in vanity cupboard, and thermostatic rainfall show set in a cubicle, part tiled surround, extractor, radiator, and skylight window to the side aspect.

### Outside

To the rear of the property is a mainly lawned garden with enclosed brick wall, slabbed patio and path, rear timber access gate from allocated rear parking space. Also, a brick built garage with pitched roof en bloc with power, lighting, and up and over door.





8a, Leicester Road, Sapcote, LE9 4JF

Total Area: 127.2 m<sup>2</sup> ... 1369 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Leaving Hinckley along the Sapcote Road proceed over the M69 roundabout and on into Sapcote along Hinckley road, continue along through the centre and on into Leicester Road, where the property is situated on the hand side just after the turning to Lord Bassett Close For SATNAV users the postcode is LE9 4JF.

## Viewing

Please contact our RH Homes and Property Office on 01455 633244 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		EU Directive 2002/91/EC

86

77

108 Castle Street, Hinckley, Leicestershire, LE10 1DD  
 Tel: 01455 633244 Email: rharris@rhhomesandproperty.com  
 www.rhhomesandproperty.com

