



## 16 LIVESEY DRIVE, SAPCOTE, LE9 4LP

**ASKING PRICE £270,000**

Spacious three bedroom family home in a village location. Sought after and highly convenient cul de sac location close to the village centre including shops, Co-op, Post office, primary school, garden centre, public house and good access to major road links. Well presented including panelled interior doors, tiled and laminate wood strip flooring, feature fireplace, coving and gas central heating. Accommodation offers entrance hallway, lounge, conservatory, kitchen diner and separate WC. 3 bedrooms (main with fitted wardrobes) and bathroom. Wide driveway and enclosed rear garden. Carpets, blinds and light fittings included.



## TENURE

Freehold

Council Tax Band B

EPC Rating D

## ACCOMMODATION

White composite and SUDG front door to

## ENTRANCE HALLWAY

With stairway to first floor, laminate wood strip flooring, coving to ceiling, radiator and door to a under stairs storage cupboard. White panelled and glazed door to

## THROUGH LOUNGE

17'7" x 10'11" (5.36 x 3.34)

With a feature fireplace with tiled hearth, two radiators, coving, TV aerial point and UPVC SUDG sliding doors to



## CONSERVATORY

9'9" x 9'8" (2.99 x 2.97)

With tiled flooring and UPVC SUDG sliding doors to the rear garden.



## DINING KITCHEN TO REAR

11'11" x 11'1" (3.65 x 3.40 )

With a range of floor standing fitted kitchen units with wood effect roll edge working surfaces above and inset stainless steel drainer sink with mixer tap. Integrated oven, electric hob with extractor hood above and space for a washing machine. Further range of wall mounted cupboard units and tiled splashbacks. Tiled flooring and radiator. Wood panel and glazed door leads to the rear porch.



## REAR PORCH

With white UPVC SUDG door leading to the rear garden. White wooden interior door to

## SEPARATE WC

4'6" x 3'1" (1.39 x 0.96)

With low level WC, pedestal wash hand basin with tiled splashbacks. Tiled flooring and extractor fan.



## FIRST FLOOR LANDING

With loft access and a white panelled interior door to

## BEDROOM ONE TO REAR

10'4" x 11'8" (3.15 x 3.56)

With a range of fitted wardrobe units consisting of one double and one single wardrobe units with matching drawers and radiator.



## BEDROOM TWO TO REAR

12'1" x 8'9" (3.69 x 2.67)

With two fitted wardrobe units and a set of matching cupboards above the bed. Radiator. White panelled door to a storage cupboard which houses the Worcester gas combination boiler for central heating and domestic hot water.



## BEDROOM THREE TO REAR

8'7" x 9'1" max (2.62 x 2.78 max )

With radiator.



## BATHROOM TO FRONT

9'7" x 5'6" max (2.94 x 1.68 max)

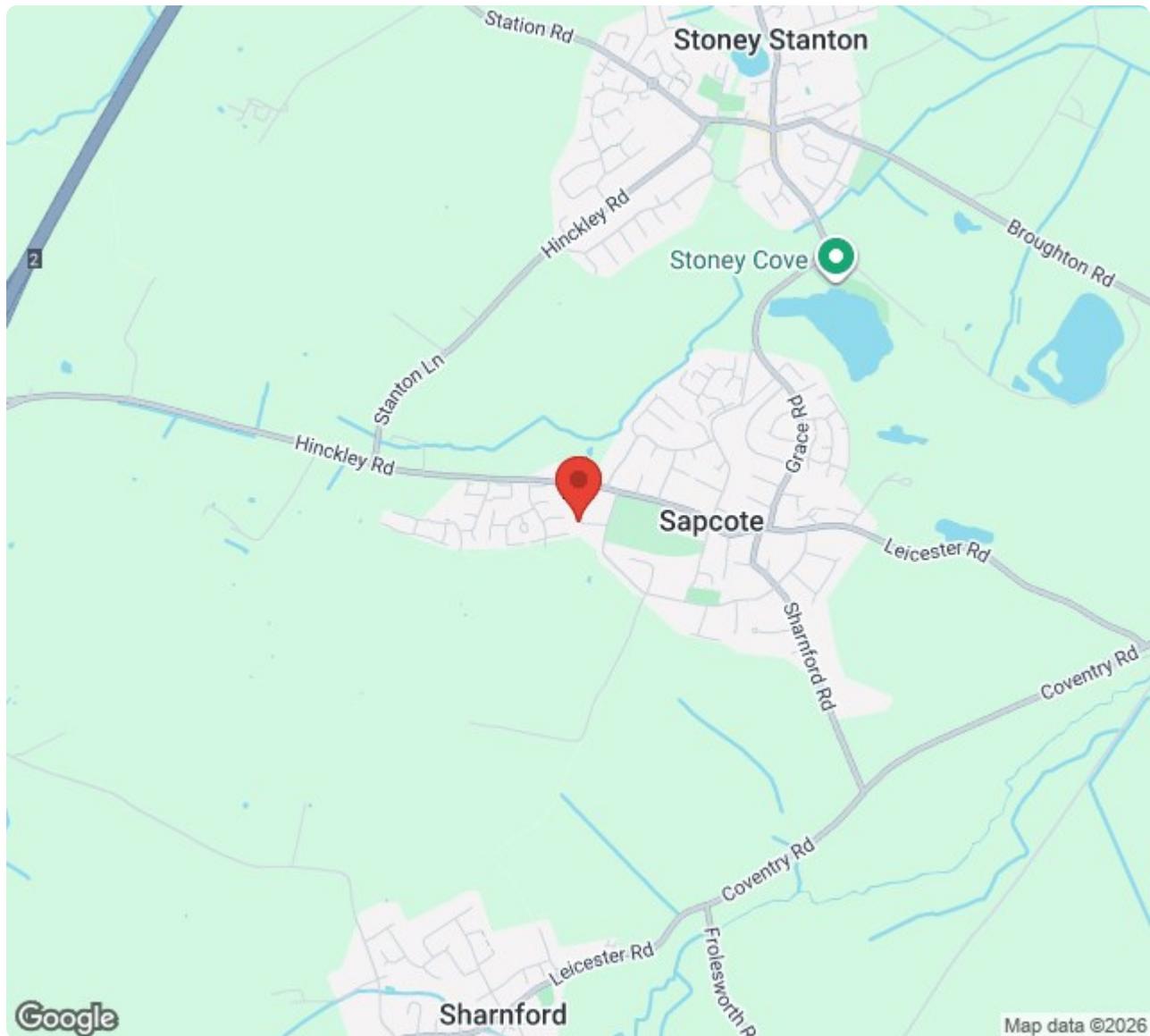
With a four piece suite consisting of a panelled bath with mixer tap, corner shower cubicle with shower attachment and screen surrounding, low level WC and pedestal wash hand basin. Chrome heated towel rail, fully tiled surrounds including the flooring, inset ceiling spotlights and extractor fan.



## OUTSIDE

The property is nicely situated in a cul de sac with a double width tarmacadam driveway to front with a stoned area to side, a covered side entry leads down the left hand side of the property and offer access to the fully fenced and enclosed rear garden. With a slabbed patio adjacent to the rear of the property, beyond which the garden is principally laid to lawn with surrounding borders edged by timber sleepers and there is also a further slabbed patio area leading to the top of the garden where there is a timber shed and a play area in wood chippings. There is also a brick built store which has power.





Ground Floor



First Floor



Energy Efficiency Rating

Very energy efficient - lower running costs

Current	Potential
A	84
B	68
C	
D	
E	
F	
G	

Not energy efficient - higher running costs

EU Directive 2002/81/EC
England & Wales

Environmental Impact (CO<sub>2</sub>) Rating

Very environmentally friendly - lower CO<sub>2</sub> emissions

Current	Potential
A	
B	
C	
D	
E	
F	
G	

Not environmentally friendly - higher CO<sub>2</sub> emissions

EU Directive 2002/91/EC
England & Wales

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