



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		96
(92 plus) A		
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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The Spigot, Hapton, BB12 7FJ

Asking Price £190,000

STUNNING THREE BEDROOM SEMI DETACHED HOME IN THE HEART OF HAPTON

This delightful three-bedroom house offers a perfect blend of modern living and picturesque surroundings. Upon entering, you are welcomed into a spacious reception room that exudes warmth and comfort, ideal for both relaxation and entertaining guests.

The heart of the home is undoubtedly the large kitchen diner, which boasts contemporary decor and ample space for family meals or gatherings with friends. This area is designed to be both functional and inviting, making it a wonderful place to create lasting memories. The property also features a convenient downstairs WC, adding to the practicality of the layout.

Upstairs, you will find a well-appointed bathroom that serves the three generously sized bedrooms. Each bedroom is designed to provide a peaceful retreat, with plenty of natural light and stunning views of the surrounding landscape, ensuring a tranquil atmosphere.

Outside, the property benefits from both front and rear gardens with outdoor electric and lighting, offering a lovely space for outdoor activities or simply enjoying the fresh air. The driveway provides off-road parking enough for three cars, adding to the convenience of this lovely home.

Situated in a great location, this property is perfect for those seeking a balance of modern amenities and the beauty of nature. With its appealing features and inviting atmosphere, this house is an excellent opportunity for families or individuals looking to settle in a welcoming community. Don't miss the chance to make this charming home your own.

The Spigot, Hapton, BB12 7FJ

Asking Price £190,000

 **3**  **1**  **1**  **B**

- Immaculate Semi Detached Property
 - Dining Kitchen
 - Off Road Parking for Three Vehicles
 - EPC Rating B
- Three Bedrooms
 - Complete Blank Canvas
 - Tenure Freehold
- Three Piece Bathroom Suite
 - Spacious Garden
 - Council Tax Band B

Ground Floor

Laid to lawn garden, artificial lawn, paving, stone chippings and off road parking.

Entrance Hall
7'3 x 3'5 (2.21m x 1.04m)
UPVC double glazed frosted front door, central heating radiator, doors leading to WC, reception room, kitchen/dining area and understairs storage.

WC
6'9 x 3'4 (2.06m x 1.02m)
Dual flush WC, wall mounted wash basin with traditional taps, extractor fan and wood effect flooring.

Reception Room
14'5 x 13'7 (4.39m x 4.14m)
Two UPVC double glazed windows, central heating radiator, television point and stairs to first floor.

Kitchen/Dining Area
13'7 x 9'0 (4.14m x 2.74m)
Two UPVC double glazed windows, central heating radiator, range of wall and base units with wood effect work surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, integrated oven with four ring gas hob and extractor hood, space for fridge freezer, plumbing for washing machine, under counter lighting, smoke detector, tiled effect flooring and UPVC double glazed French doors to rear.

First Floor

Landing
Loft access, smoke detector, central heating radiator, doors leading to three bedrooms and bathroom.

Bedroom One
13'7 x 8'1 (4.14m x 2.46m)
Two UPVC double glazed windows and central heating radiator.

Bedroom Two
12'9 x 7'5 (3.89m x 2.26m)
UPVC double glazed window and central heating radiator.

Bedroom Three
9'4 x 5'11 (2.84m x 1.80m)
UPVC double glazed window and central heating radiator.

Bathroom
6'11 x 6'0 (2.11m x 1.83m)
Central heating radiator, pedestal wash basin with traditional taps, tiled splashback, dual flush WC, panel bath with mixer tap and overhead direct feed shower, partially tiled elevation, extractor fan and wood effect flooring.

External

Rear
Enclosed garden with laid to lawn, paving, pergola, bedding areas, electric and external lighting.

Front & Side

Tel: 01282469023



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