



HAMPSONS
ESTATE AGENTS

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Northfield Road, Sapcote

£249,000

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This immaculate end of terrace property is a prime example of modern living. Recently renovated, this stunning home offers comfort and style throughout.

As you step inside, you are greeted by a welcoming entrance hall with a WC off, through the door to the right there is an open-plan reception room, providing a spacious and welcoming atmosphere. French doors lead out to the garden, allowing natural light to flood the room.

The open-plan kitchen is a chef's dream, featuring shaker style units and ample space for appliances. The built-in cooker and hob provide convenience and functionality for all your culinary needs.

The property boasts three bedrooms, making it ideal for families and couples alike. The master bedroom is a generous size, complete with an en-suite bathroom. The second bedroom offers plenty of space for relaxing and unwinding. A third bedroom, perfect for a child or as a home office, completes the sleeping accommodation.

There are two bathrooms in this property, one of which features a shower over the bath.

Outside, the property benefits from a driveway, providing parking space for two cars. The lawned rear garden, with a patio area, offers the perfect space for outdoor entertainment or simply enjoying the sunshine.

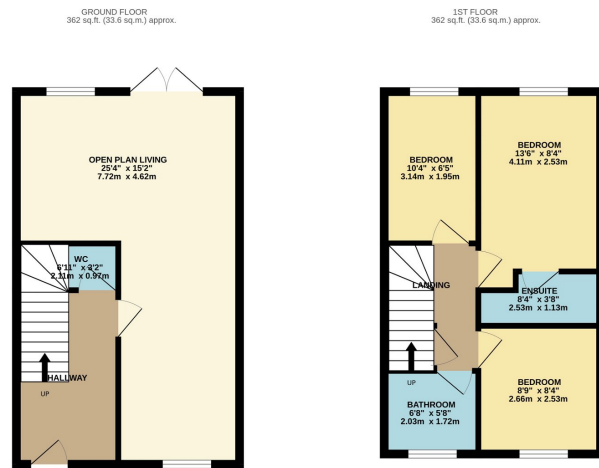
Situated in a desirable location, this property is surrounded by local amenities and green spaces. Everything you need is within easy reach.

With an impressive EPC rating of B and a council tax band of B, this property offers energy efficiency and affordability.

Don't miss out on this incredible opportunity to own an immaculate end of terrace home. Contact us now to arrange a viewing.

The vendor has informed us that there is an annual service charge of £293 payable for the upkeep of the communal areas of the

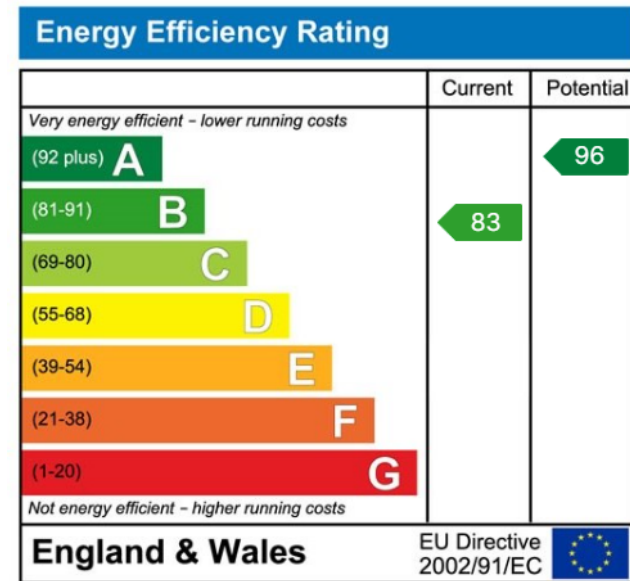




TOTAL FLOOR AREA: 724 sq.ft. (67.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any inaccuracy or discrepancy. This plan is for guidance purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown hereon are illustrative and not guaranteed as to their operability or efficiency and are given as to their operability or efficiency as at the date of completion of the contract.
 Made with HomeByDesign



- Three Bedrooms
- End Terraced Property
- No Upward Chain
- Constructed 2019
- Remainder Of Builders Guarantee
- Recently Refurbished
- Driveway To Side
- Sought After Area
- EPC Rating B, Council Tax Band B
- DRAFT DETAILS



By law we carry out verification checks and proof of fund checks.

The details are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted. We have not tested any services or appliances and purchasers are advised to satisfy themselves as to the working order and condition.

Floor plans do not reflect exact dimensions or exactly replicate the layout of the property.

Referral Fees: EPC: up to £50. Mortgage: up to £500. Conveyancing up to £300. Survey: up to £50 all plus vat.

Registered in England and Wales number 12430282. Registered office: 3 Oswin Road, LE3 1NR.

