



## 5 Dovecote Close

, Sapcote, LE9 4EW

Offers In The Region Of £289,100



NO CHAIN. A well appointed, 2 bedroom, detached bungalow, located in village cul de sac position. The property has the additional benefits of gas central heating (condensing combination boiler), PVCu double glazed, conservatory, shower/wet room, modern kitchen, secluded rear garden, detached garage, 2 car driveway, water meter and PVCu fascia and soffit boards.

The bungalow is located with reasonable distance of local amenities and accessible for commuting to all major road links such as the M69, M1, M6 and A5.

NO CHAIN.

MUST BE VIEWED.



## Side canopy porch.

With outside light point.

## Reception hall. 10'10" x 3'2". (3.31 x 0.99.)

Cloaks cupboard, leaded double glazed PVCu side door, radiator, coving, roof void access, smoke alarm and cloaks cupboard.

## Attractive lounge (front). 16'4" x 11'6". (5.00 x 3.52.)

Feature live gas fire in an attractive surround with a raised hearth, radiator, coving, ceiling rose and double glazed patio doors.

## Conservatory (rear). 11'5" x 8'4". (3.48 x 2.55.)

PVCu double glazed french doors, PVCu double glazed windows, multi pitched double glazed polycarbonate roof, ceramic tiled floor and radiator.

## Bedroom 1 (front). 11'2" x 9'11". (3.41 x 3.03.)

PVCu double glazed bay window, fitted twin double wardrobes, coving and radiator.

## Bedroom 2 (front). 8'7" x 7'8". (2.64 x 2.35.)

PVCu double glazed window and radiator

## Modern shower / wet room. 7'4" (max) x 6'8" (max). (2.26 (max) x 2.04 (max).)

Electric shower, wash hand basin, low flush wc, extractor fan, chrome ladder style radiator, shaver point, obscure PVCu double glazed window and extractor fan.

## Modern kitchen (rear). 9'11" x 7'8". (3.03 x 2.34.)

Stainless steel sink, range of base and wall units ( 5 base and 5 wall units) finished in high gloss cream, associated work surfaces, split level gas hob, electric (fan assisted) oven, extractor hood, ceramic wall tiling, radiator, wall mounted gas fired condensing combination boiler ( Worcester Green star 20 ErP). PVCu double glazed window and door.

## Outside.

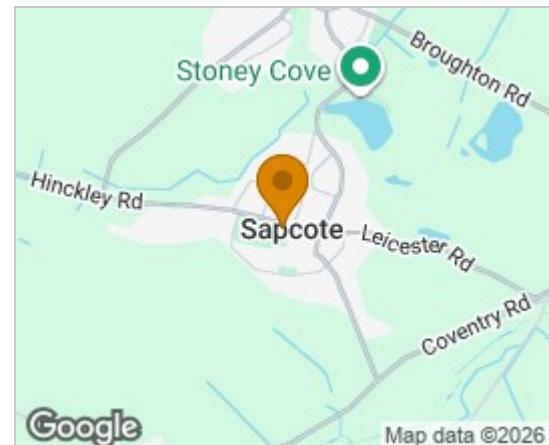
Low maintenance rear garden, with gated side access and water tap.

Front garden wit 2 car driveway.

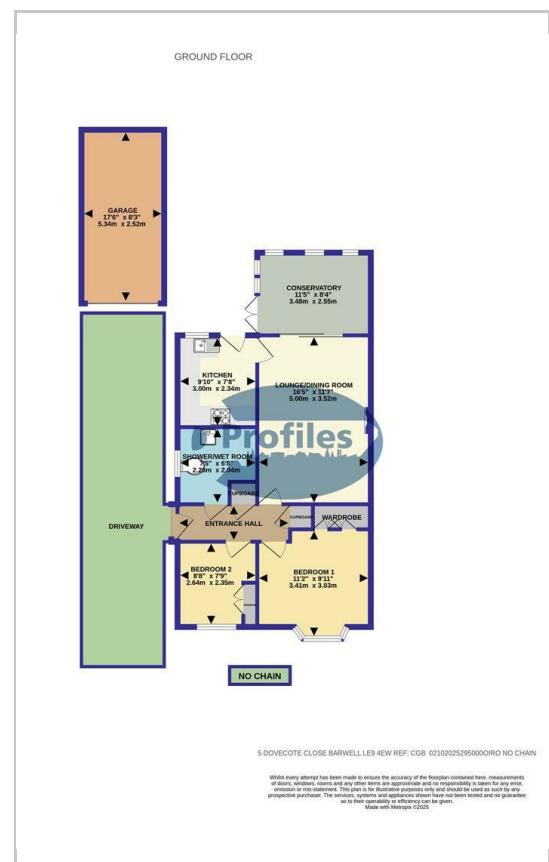
## Detached garage. 17'6" x 8'3". (5.34 x 2.52.)

Up and over door, obscure PVCu double glazed side door, light and power points

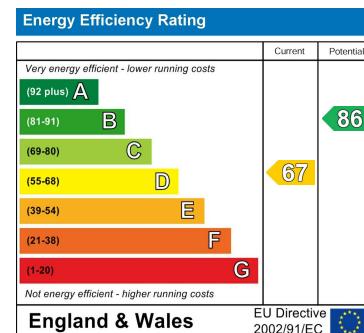
## Area Map



## Floor Plans



## Energy Efficiency Graph



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.