



# 21 Old Furlong Close

Sapcote, Leicester, LE9 4AU

Offers In The Region Of £225,000



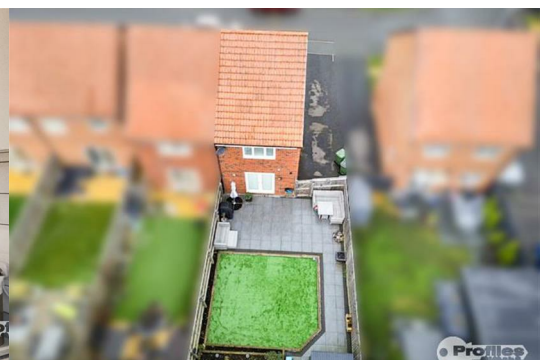
An immaculately presented show standard, 2 double bedroom, modern semi detached house built by the reputable Miller Homes in the 'Beckford' design. The property has the remaining period of the usual NHBC guarantee or similar New Build warranty period.

This exceptional property boasts, gas central heating (condensing gas fired boiler), PVCu double glazed, PVCu fascia and soffits, southerly facing rear garden, modern fitted kitchen , guest cloakroom, spacious lounge/dining room, luxury bathroom with mixer shower and rainfall head, enclosed landscaped rear garden, front garden and 2 to 3 car driveway etc.

Ideally located and forming part of a popular now established development of quality properties located on the peripheral of the picturesque Sapote village. The property is within reasonable distance from local amenities and accessible for commuting to all major road links such as the A5, M69 ,M6 and M1.

The property has a completed upward chain.

VIEWING ESSENTIAL.





Canopy porch.

Outside light point.

Reception hall. 11'10" x 7'1". (3.62 x 2.16.)

Karndean floor, staircase with spindle balustrade, mains smoke alarm, obscure double glazed composite door and radiator.

Guest cloakroom. 6'11" x 2'11". (2.11 x 0.89.)

Suite in white, wash hand basin in vanity with double base doors in high gloss white, low flush wc, karndean floor, obscure PVCu double glazed window, radiator and ceramic wall tiling.

Modern fitted kitchen (front). 11'10" x 6'4". (3.61 x 1.95.)

Stainless steel sink, range of attractive base and wall units (4 base and 5 wall) in high gloss grey, associated contrasting work surfaces, Karndean floor, split level gas hob, electric (fan assisted) oven, extractor hood (ducted), fitted dishwasher, washing machine, ceramic wall tiling, and skirting heater.

Spacious lounge/ dining room (rear). 15'9" (max) x 13'5" (max). (4.81 (max) x 4.11 (max).)

PVCu double glazed French doors, fitted cupboard, radiators, Karndean floor, downlights to the ceiling and attractive acoustic wall panelling.

First floor landing. 7'4" x 6'7". (2.26 x 2.03.)

Roof void, main smoke alarm and roof void access hatch,

Bedroom 1 (rear). 13'5" x 10'2". (4.11 x 3.10.)

Bespoke designed fitted wardrobes with a central base unit and adjacent full height integral shelving, acoustic wall panelling, PVCu double glazed window and radiator.

Bedroom 2 (front). 13'5" x 10'0". (4.11 x 3.06.)

Twin PVCu double glazed windows, acoustic wall panelling, radiator, and fitted linen cupboard with a wall mounted gas fired condensing combination gas fired boiler - Baxi Assure.

Luxury bathroom. Fully tiled. 7'5" x 5'10". (2.27 x 1.80.)

Full suite in white, panel bath, with mixer shower and rainfall head, wash hand basin, low flush wc, 'rak' porcelain floor tiling, extractor fan and downlights to the ceiling.

Outside.

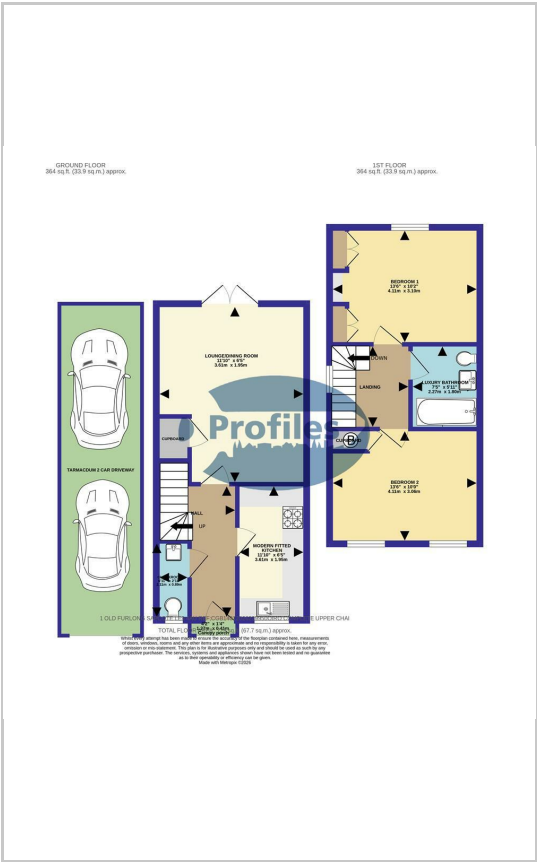
Landscaped southerly facing rear garden, artificial lawn, spacious patio, security light and security light.

Front garden with lawn and a 2 to 3 car tarmacadam driveway.

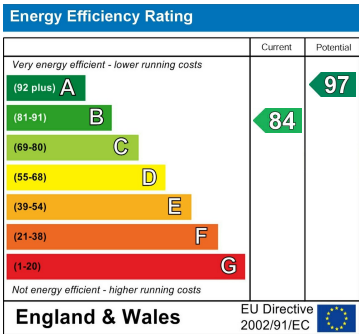
Area Map



Floor Plans



Energy Efficiency Graph



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