



Castle Close, Sapcote LE9 4LB

£289,950

**PE**  
PICKER  
ELLIOTT  
ESTATE AGENTS

110 CASTLE STREET,  
HINCKLEY, LE10 1DD  
01455 612613

Welcome to Castle Close, Sapcote, Leicester - a charming home nestled in a quiet clu-de-sac within the popular village of Sapcote. The flexible accommodation within this home provides endless possibilities to tailor the space to your liking. The village's popularity speaks volumes about its community spirit and amenities, making it a wonderful place to call home.

The home is located within walking distance of All Saints Primary School, Sapcote Garden Centre, as well as other local amenities such as the local Co-Op. Furthermore, there is easy access to open countryside making it ideal for dog walkers and those who enjoy the great outdoors!

For commuters, this location is a dream come true, offering easy access to major transport links for seamless travel to work or leisure destinations. Imagine coming home to this idyllic home after a busy day, where tranquillity and comfort await you.

Don't miss out on the opportunity to make this home your own - a perfect blend of security, serenity, and convenience. Contact us today to arrange a viewing and take the first step towards your dream home in Sapcote.

EPC Rating C. Council tax band C.



## Enter Via UPVC Double Glazed Front Door into

### Entrance Hallway

With central heating radiator, stairs leading to first floor, central heating thermostat, access to built in storage cupboard and door to

### Lounge

16'5" x 10'11" (5.018 x 3.350)

With UPVC double glazed window to the front aspect, central heating radiator, gas fire with marble hearth and decorative surround.

### Breakfast Kitchen

12'8" (max) x 10'4" (max) (3.885 (max) x 3.175 (max))

With a range of Shaker style cream units seated beneath roll edge work surface, tiling to splash back, one and a half bowl stainless steel with drainer and mixer tap, positioned beneath UPVC double glazed window looking out over the rear garden, space and plumbing for one under counter appliance and a further space for a second under counter appliance, space for free standing cooker, space for free standing fridge/freezer, wall mounted Worcester Bosch combination boiler, central heating radiator, further UPVC double glazed window with frosted glass to the side aspect, and UPVC double glazed door with frosted glass opening out onto the rear patio.

### Dining Room / Bedroom

10'11" x 9'3" (3.352 x 2.825)

With UPVC double glazed window looking out over the rear garden, central heating radiator and access to under stair storage.

### Ground Floor Bedroom

9'7" x 8'6" (to wardrobes) (2.945 x 2.602 (to wardrobes))

With central heating radiator, UPVC double glazed window to the front aspect and a suite of built in wardrobes.

### Ground Floor Shower Room

Comprising a low level flush toilet, pedestal wash basin and shower cubicle with electric shower. Central heating radiator and UPVC double glazed window with frosted glass.

### First Floor Landing

With walk-in access to very large and spacious eaves storage with boarded flooring, and door to

### Bedroom One

10'4" (max) x 11'10" (max) (3.171 (max) x 3.614 (max))

With central heating radiator, UPVC double glazed window to the front aspect, access to walk-in storage.

### En Suite Shower Room

With low level flush toilet, pedestal wash basin with tiling to splash back, fully tiled shower cubicle with electric shower, central heated chrome towel rail, UPVC double glazed window with frosted glass, wall mounted heater and wall mounted extractor.

### Bedroom Two

8'9" x 10'9".160'9" (2.680 x 3.3.49)

With central heating radiator and UPVC double glazed window looking to the front aspect.

### Outside

#### To The Front of The Property

Gravel front garden with brick wall to boundary, block paved driveway to the side of the property which can easily accommodate at least 3 vehicles, access to free standing detached garage and access to

#### Rear Garden

A secluded and private mature rear garden that is mainly laid to lawn with large patio immediately to the rear of the property, mature borders, timber fencing to all boundaries, and outside tap.

#### Important Notice

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.
3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required.
4. Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.

5. Where reference is made to planning permissions or potential uses such information is given in good faith. Purchasers should however make their own enquiries into such matters prior to purchase.

6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match expectations you may have of the property.

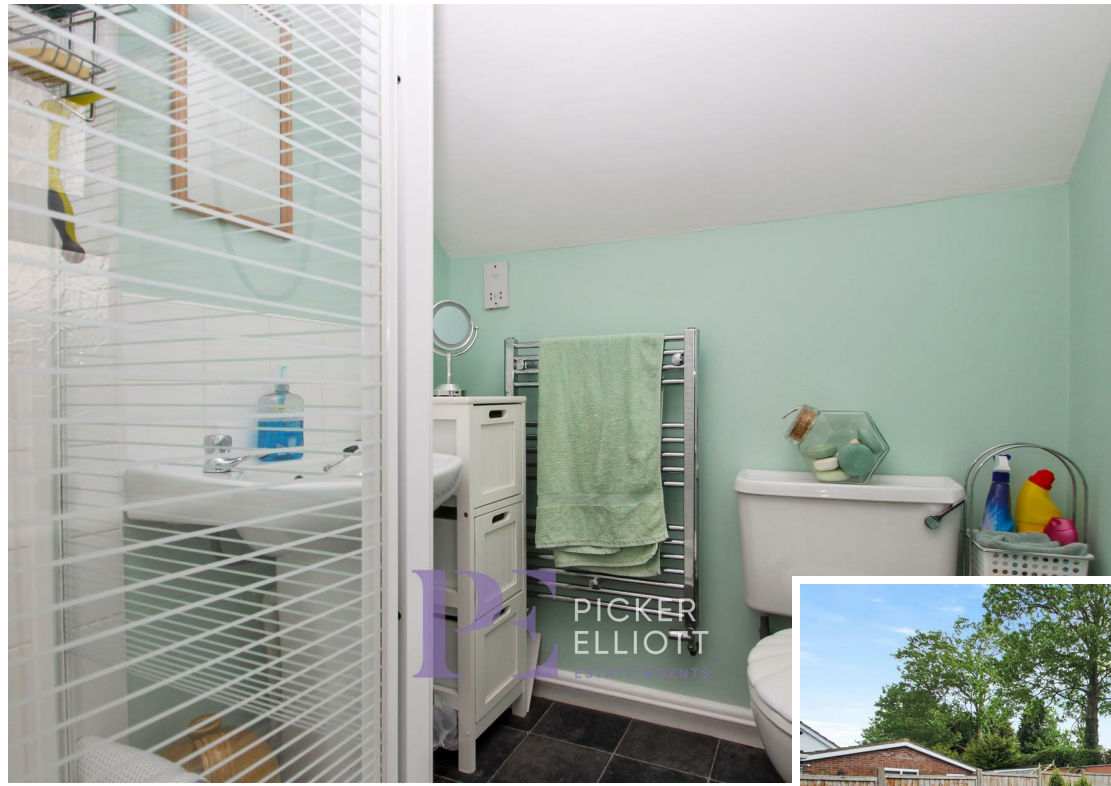
7. The information in these particulars is given without responsibility on the part of the Sole Agents or their Clients. The particulars do not form any part of an offer or a contract and neither the Sole Agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

8. All main services are understood to be connected but have not been tested by the Agents.

9. We accept no liability for the content of the video and recommend a full physical viewing as usual before you take steps in relation to the property (including incurring expenditure).

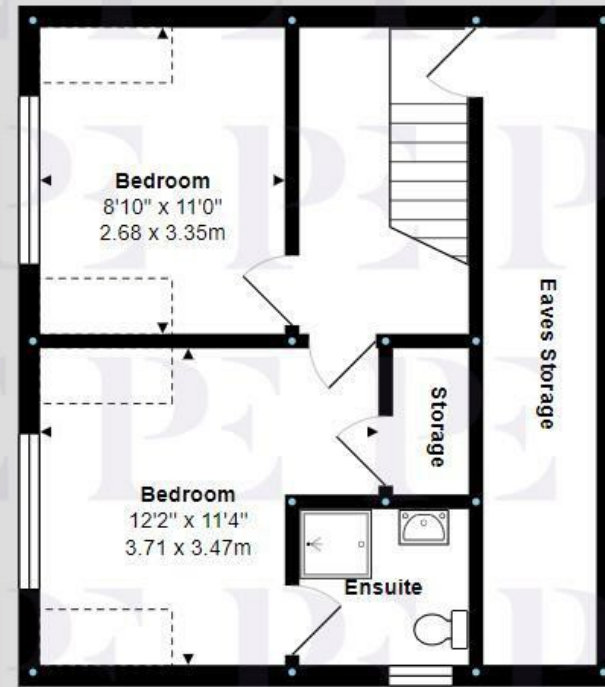
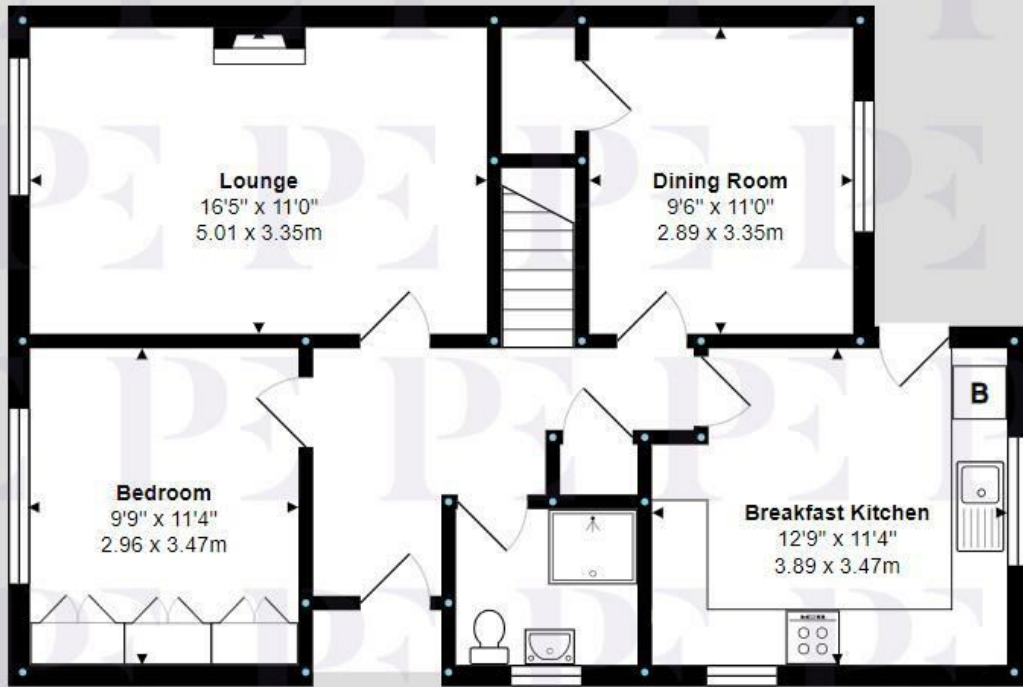
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**MONEY LAUNDERING REGULATIONS** -In line with current money laundering regulations, prospective buyers who have an offer accepted on a property, will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). You will also be asked to provide us with proof of how you will be funding your purchase. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

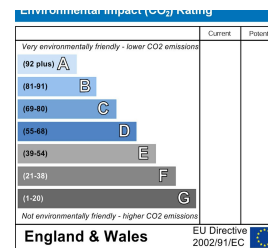
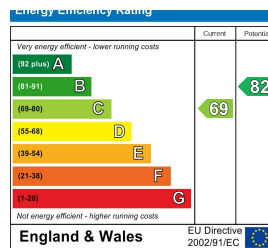




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Total Area: 1079 ft² ... 100.3 m² (excluding eaves storage, garage)  
All measurements are approximate and for display purposes only.



Registered company name: **Picker Elliott LTD**  
Company registration number: **09153786**  
VAT Number: **199 0836 58**

