



**PE** PICKER ELLIOTT  
ESTATE AGENTS

Harcroft Crescent, Sapcote LE9 4FX

£340,000

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Welcome to Harecroft Crescent, Sapcote - a charming village location offering a spacious family home with endless potential. This delightful detached house boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three bedrooms, there's ample space for the whole family to enjoy.

Step inside this 993 sq ft property to discover a well-maintained bathroom and spacious accommodation throughout. Parking will never be an issue with space for up to 5 vehicles, ensuring convenience for you and your visitors.

The private rear garden is a tranquil oasis, ideal for outdoor gatherings or simply unwinding after a long day. Additionally, the property features a large detached garage with an additional workshop, providing plenty of storage space for your tools and equipment.

One unique feature of this property is the brick-built pizza oven, perfect for hosting pizza nights with friends and family. Imagine the joy of creating your own delicious pizzas in the comfort of your own home.

Located in a popular village setting, this property offers a peaceful retreat from the hustle and bustle of city life while still being within easy reach of local amenities. Don't miss out on the opportunity to make this house your home and unlock its full potential.



## Enter Via Composite Double Glazed Front Door into

### Entrance Hall

With hardwood flooring, stairs leading to first floor, central heating radiator and access through to

### Dining Room

10'5" x 12'0" (3.19 x 3.66)

With central heating radiator, UPVC double glazed window, patio doors opening out onto the rear garden and patio area, open plan hatch into the kitchen area and open plan access through into

### Lounge

With UPVC double glazed bay window to the front and two central heating radiators.

### Kitchen

Access from the entrance hall, with tiled flooring, range of gloss slab units seated beneath roll edge wood effect work surface, space and plumbing for washing machine, space and plumbing for dishwasher, built in electric oven, 4 ring ceramic hob, stainless steel extractor hood, stainless steel one and a half bow sink with mixer tap, UPVC double glazed window looking out over the rear garden, open hatch through to the dining room, UPVC double glazed door with frosted glass opening out onto the car port and under stairs storage.

### First Floor Landing

With UPVC double glazed window, access to airing cupboard and door to

### Bedroom One

11'0" x 13'2" (3.359 x 4.024)

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

### Bedroom Two

12'1" x 10'0" (3.702 x 3.073)

With carpet flooring, UPVC double glazed window looking out over the rear garden and central heating radiator.

### Bedroom Three

7'9" (max) x 2'751 (max) (2.36m (max) x 838.50m (max))

With central heating radiator and UPVC double glazed window.

### Re Fitted Bathroom

With wood effect flooring, P shape bath with main faucet style shower, fully tiled to the two bathing walls, low level button flush toilet, sink with vanity unit, UPVC double glazed window with frosted glass, chrome effect heated towel rail and inset spotlights to ceiling.

### Outside

#### To The Front of the Property

With paved and gravel parking area, raised beds to the boundary and gates opening into the rear car port.

#### Rear Garden

There is a patio area immediately to the rear of the property, large covered car port which leads to detached garage/workshop, further detached workshop to the rear of the plot, built in pizza oven, remainder of the garden is mainly laid to lawn and timber fencing to all boundaries.

#### 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.

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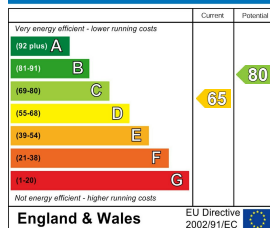


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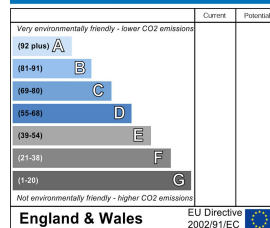




**Energy Efficiency Rating**



**Environmental Impact (CO<sub>2</sub>) Rating**



Registered company name: **Picker Elliott LTD**  
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