



Wanton Road, Hinckley, LE9 4FR

Offers In Excess Of £230,000

PE
PICKER
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ESTATE AGENTS

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Welcome to Stanton Road, Sapcote - a charming location that could be the perfect setting for your new home! This delightful mid-terrace house boasts 2 reception rooms, 2 cosy bedrooms, and a well-appointed bathroom.

One of the standout features of this property is its period charm, adding character and a sense of history to the space. Imagine relaxing in one of the reception rooms, surrounded by these unique features that give the house a timeless appeal.

Step outside into the beautiful mature garden, a tranquil oasis where you can unwind after a long day or entertain friends and family on a sunny afternoon. The garden provides the perfect backdrop for outdoor gatherings or simply enjoying a cup of tea in the fresh air.

Whether you're looking for a peaceful retreat or a cosy home to make your own, this property on Stanton Road offers a wonderful opportunity to create your own slice of paradise in the heart of Sapcote. Don't miss out on the chance to make this house your own and enjoy the best of British living!



Enter Via Compositied Double Glazed Door

Dining room

15'5 (to bay) x 12'3 (4.57m 1.52m(to bay) x 3.73m)

With double glazed bay window to front, laminate flooring, radiator, period style coving, built in shelving and period built in cupboards, virgin media point, feature fireplace with wooden surround with free standing gas fire and arch leading to

Sitting Room

15'4 x 12'3 (4.67m x 3.73m)

With double glazed window to rear, double radiator, television point, useful storage cupboard, stairs leading to first floor landing with spindle balustrade, door leading on to

Kitchen

11'4 x 6'4 (3.45m x 1.93m)

With an excellent range of base to wall units, rolled edge work surfaces over, tiling to splash backs, inset gas hob, built in oven and extractor hood, space for washing machine, space for tumble drier, tiled flooring, inset drainer sink with mixer tap, radiator, double glazed window to side, double glazed window to rear, opaque double glazed door to rear garden

First Floor landing

With radiator, loft access , inset spot lights and doors leading to

Bedroom One

12'3 x 12'2 (3.73m x 3.71m)

With double glazed window. radiator, door to useful storage cupboard

Bedroom Two

10'2 (to wardrobes) x 9'1 (3.10m (to wardrobes) x 2.77m)

With picture rail, dado rail, double glazed window to rear, radiator and built in wardrobes

Bathroom

8'3 x 6'4 (2.51m x 1.93m)

low level button flush WC, pedestal wash hand basin,

panel bath with shower attachment over , glass shower screen, tiling to all surrounding walls, tiled flooring inset spot lights and opaque double glazed window

To The Front of the Property

With cobbled stone drive way, providing off road parking, slab pathed to front door, shared access to rear garden

Rear Garden

predominately laid to lawn, decorative and mature borders, two garden sheds, central slab patio area, second lawned area with brick built store, garden enclosed by timber fencing, generally private

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.

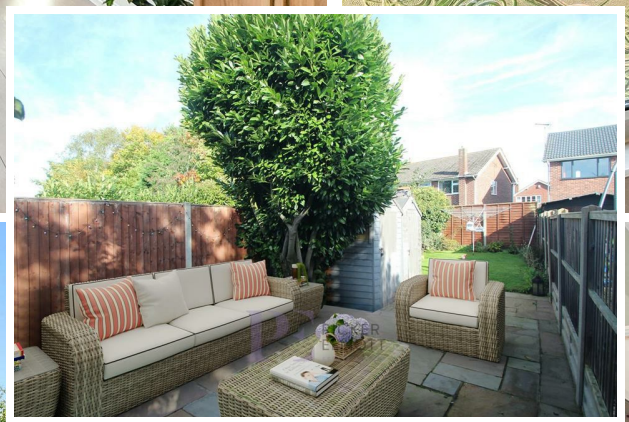
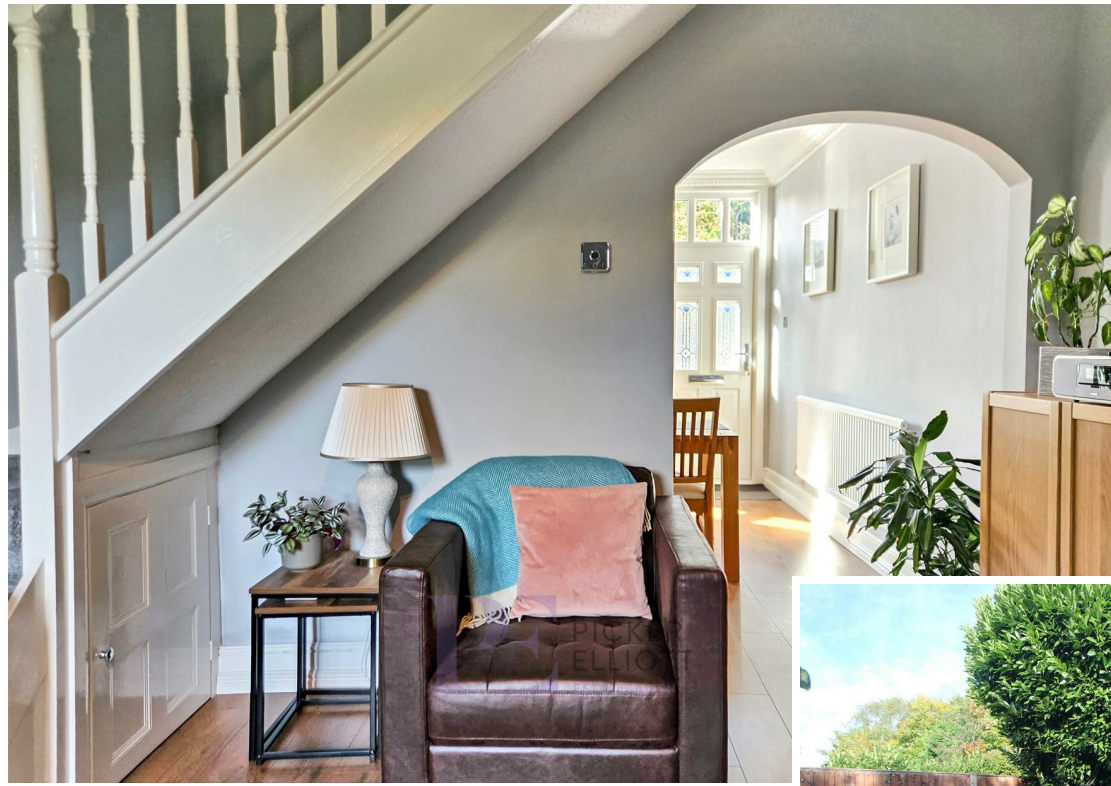
8. All main services are understood to be connected but have not been tested by the Agents.

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).

10. Copyright and Social Media: Unless we agree otherwise with you in writing, we hold the copyright on all photographic and video marketing material used to market your home and these should not be reproduced by any third party without our express consent.

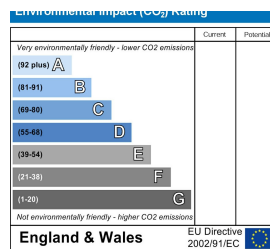
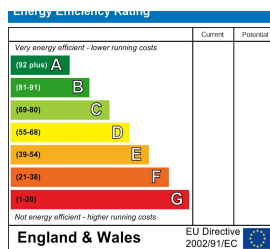
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MONEY LAUNDERING REGULATIONS -In line with current money laundering regulations, prospective buyers who have an offer accepted on a property, will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (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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