

## FOR SALE

2 Bed Cottage in Leicester Road, Sapcote, LE9 4JE

Auction Guide Price £115,000

Guide Price £115,000+ Plus Fees - Unconditional with Variable Fee. Auction date Wednesday 29th October at 9am.

For Sale By Auction. For more information on the auction process or to view the property, contact SDL Auctions. Alternatively contact Phillips George who can provide the contact details for SDL.

Charming cottage located in the centre of Sapcote village and a stones throw from the local church. The property requires a full overhaul but has had the benefit of being re-thatched in 2025.

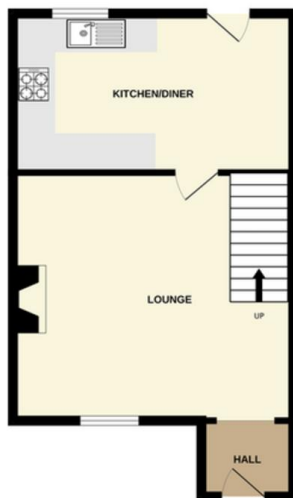


GROUND FLOOR



1ST FLOOR

EPC to be confirmed



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with floorplan 12/12/25

- For Sale By Auction
- No Chain
- Work Required
- Re-Thatched 2025
- Charming Cottage
- Two Bedrooms
- Beamed Ceilings
- Two Bedrooms

**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

