

1a Lutterworth Road Blaby, Leicester, LE9 1RG

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www.nestestateagents.co.uk

Room Sizes

Entrance Hallway

10'3 max x 5'9 max

Lounge

13'9 x 10'01

Living Dining Kitchen

30'6 max x 26'8 max

Utility Room

8'8 x 7'8

Downstairs WC

7'8 x 2'7

First Floor Landing

13'3 x 3'2

Bedroom One

15'5 max x 15'5

En-Suite

5'9 x 5'6

Bedroom Two

13'9 x 9'9

Bedroom Three

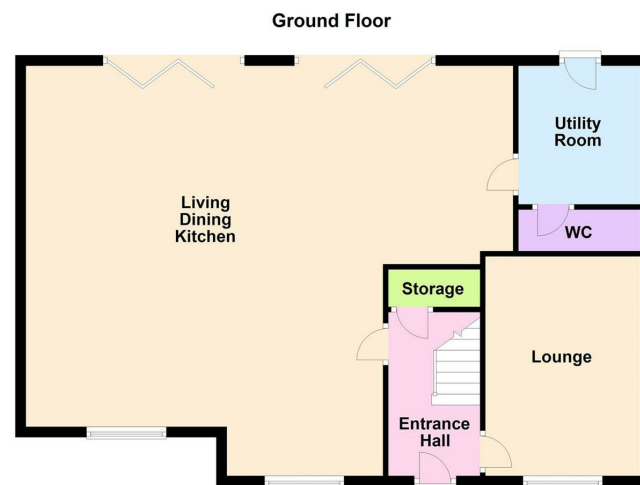
10'4 x 8'3

Bedroom Four

10'4 max x 7'5 max

Family Bathroom

6;8 x 5'6



Stanton Road, Sapcote, Leicester LE9 4FR

Offers In The Region Of

FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.

VIEWING Via our office at 1a Lutterworth Road Blaby, Leicester, LE9 1RG

Telephone 0116 2772277 Email sara@nestestateagents.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk

FREE PROPERTY VALUATION Looking to sell? Need a valuation?

Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County - total coverage for your home.

Call us on 0116 2772277 for free advice.

OFFER PROCEDURE If you are obtaining a mortgage on this property one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

MONEY LAUNDERING Money laundering regulations 2003 - Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.

These details do not constitute part of an offer or contract.

Agents notes - FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position and sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

The Story Begins

- Beautifully Extended Semi Detached Family Home
- Renovated Throughout To A High Standard
- Sought After Village Location
- Entrance Hallway & Separate Lounge
- Stunning Living Dining Kitchen With Bi-folding Doors
- Utility Room & Downstairs WC
- First Floor Landing & Family Bathroom
- Four Bedrooms & En-Suite Shower Room
- Driveway To The Front & Landscaped Rear Garden
- Energy Rating - E, Council Tax Band B & Freehold

Location Is Everything

Sapcote is a delightful village in the south west of Leicestershire, surrounded by countryside and full of charm as well as local amenities. There is a Co-operative store for day to day groceries, a takeaway, a public house and a coffee shop. You can also find a Methodist Church and the popular All Saints Church Of England Primary School. The well-known inland scuba diving site Stoney Cove is nearby. A wider range of amenities is within a short drive as well as good links to the M1 / M69 motorway network and Narborough train station.



Inside Story

This incredible family home is situated within the sought after village of Sapcote. Having been substantially extended and renovated throughout this great property offers wonderful accommodation and is presented for sale in immaculate condition. On approach to the home you will be greeted with a frontage providing parking for several vehicles. Entering under the Oak storm porch and into the hallway there is a handy cupboard for storage and a staircase leading to the first floor. The separate lounge has tasteful decor and the fireplace and surround create a cosy focal point to the room, a perfect place to curl up and relax. The open plan living dining kitchen just has to be the hub of the home, perfect for enjoying family meals and entertaining. This wonderful space includes a stunning fitted kitchen with Island, dining area for more formal meals and a living area that overlooks the garden via the Bi-folding doors that connect you to the outdoor patio area, truly amazing during those summer months. Any busy family home requires a utility room and downstairs WC and here, adjacent to the kitchen we have both. Travelling up to the first floor there are four comfortable bedrooms. Three of the bedrooms are well proportioned double rooms and the fourth bedroom is currently being utilised as a dressing room. The main bedroom really is something special boasting a vaulted ceiling and its very own modern shower room with sliding door, walk in shower unit, vanity wash hand basin and contemporary black fittings. Over in the family bathroom is a three piece suite comprising of vanity wash hand basin, low level WC, bath with over head shower and stylish tiling. Externally there is gated side access that takes you through to the garden, a good size with a wonderful paved area for outside dining, timber pergola and raised sleeper beds. There is a lawn space, garden shed and with thanks to positioning of the neighboring homes the garden offers a sense of privacy to the rear.

