

Room Sizes

Entrance Hall

Living Room
17'1" x 10'9"

Dining Room
17'5" x 10'9"

Hallway

Open Plan Living Kitchen Diner
24'8" x 24'5"

Pantry
6'6" x 3'7"

Utility
8'4" x 6'3"

First Floor Landing

Bedroom One
25'3" x 11'9"

En Suite Shower Room
12'07" x 12'5"

Bedroom Two
17'3" x 11'3" max

En Suite Shower Room
7'5" x 3'5"

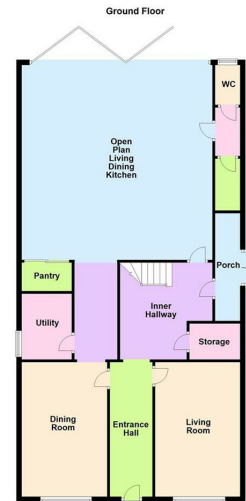
Bedroom Three
11'2" x 10'2"

En Suite Shower Room
6'5" x 5'7"

Bedroom Four
16'4" x 11'9"

Bedroom Five
11'9" x 11'9" max

Family Bathroom
11'8" x 8'4"



Stanton Road, Sapcote, Leicester LE9 4FR

Price Guide £675,000

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

- Stunning Extended Detached Family Residence
- Entrance Hall
- Sitting Room, Dining Room
- Family Room with a kitchen with Island, dining area & living space.
- Utility, Downstairs Cloakroom.
- Five Bedrooms, 3 En-suites
- Family Bathroom
- Extensive Gardens With Huge Potential
- OffRoad Parking & Drive To Side.
- EPC Rating - D, Council Tax Band - F & 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 exquisite family home embodies the essence of modern living, having been meticulously renovated by its current owners, including new electrics, a new heating system, and a new roof with insulation. The high ceilings downstairs create a sense of space and grandeur, while the electric curtain to the rear adds a modern touch. To truly grasp the charm and elegance of this property, an internal viewing is a must. Upon entering the welcoming entrance hall, you are greeted by a plethora of versatile living spaces, including a cosy living room and a spacious dining room. The heart of the home lies in the open plan living, dining, and kitchen area, where contemporary design elements seamlessly merge. Luxurious electric underfloor heating that spans the entire kitchen area, ensuring warmth and comfort throughout. The allure of the lush garden extends indoors through bifold doors, creating a seamless connection between the interior and the exterior. Additionally, the ground floor encompasses an essential utility room and a convenient cloakroom, catering to everyday needs. Ascending to the first floor, you will discover five generously proportioned bedrooms, three of which boast en-suite facilities for added comfort and privacy. The master bedroom is a true sanctuary, featuring doors that open to reveal a picturesque view of the garden. Externally, the property offers extensive parking to the front, additionally, a side drive and gate, along with planning permission for an outbuilding or garage, provide flexibility for future expansion or modifications to suit your needs. This property is a hidden gem, do not miss out. Property also benefits from 2gig mega fast broadband.

