

Room Sizes

Porch

Entrance Hallway

Living Room

13'5x14

Extended Living Dining Kitchen

20x12 max

Utility Room

First Floor Landing

Bedroom One

14'2x9

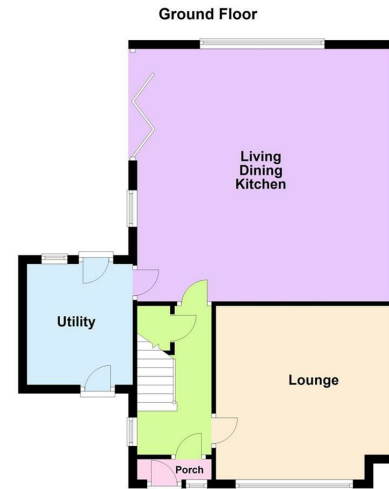
Bedroom Two

11x10'5

Bedroom Three

9'1x7'6

Bathroom



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.

Pougher Close, Sapcote, Leicester LE9 4JL

Offers Over £315,000

The Story Begins

- Beautiful Extended Semi-Detached
- Sought After Village Location
- Entrance Hallway & Living Room
- Extended Living Dining Kitchen & Utility Room
- Three Bedrooms & Family Bathroom
- Driveway To The Front
- Enclosed & Mature Rear Garden
- Delightful Corner Plot
- Awaiting Energy Rating
- Council Tax B, EPC C & 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

Positioned in the charming Pougher Close of Sapcote, Leicester, this extended semi-detached house is a true gem awaiting its new owners. Boasting three bedrooms, this property offers ample space for a growing family or those who love to entertain.

Upon entering, you are greeted by a welcoming entrance hallway leading to a separate living room, perfect for cosy evenings with loved ones. The real highlight of this home is the stunning fitted living dining kitchen, complete with an island, velux windows, and bifold doors that flood the space with natural light, creating a seamless indoor-outdoor living experience.

For added convenience, this property features a utility and storage room, ensuring that clutter is kept at bay. Upstairs, you will find three well-appointed bedrooms and a family bathroom featuring a luxurious freestanding bath, ideal for unwinding after a long day.

Outside, a driveway provides off-road parking, a coveted feature in this area, while the generous and mature garden offers a tranquil retreat for relaxation or al fresco dining on warm summer days.

Don't miss the opportunity to make this house your home and enjoy the perfect blend of modern living and comfort in a sought-after location.

