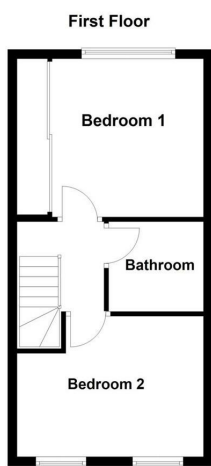
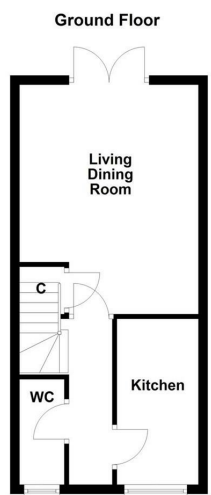


Room Sizes

- Hallway
- Living Dining Room
16'1" x 13'2"
- Kitchen
11'10" x 6'4"
- Downstairs WC
7'0" x 2'11"

- Bedroom One
13'2" x 9'10"
- Bedroom Two
13'5" x 9'10"

- Bathroom
6'5" x 7'1"



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.
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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.

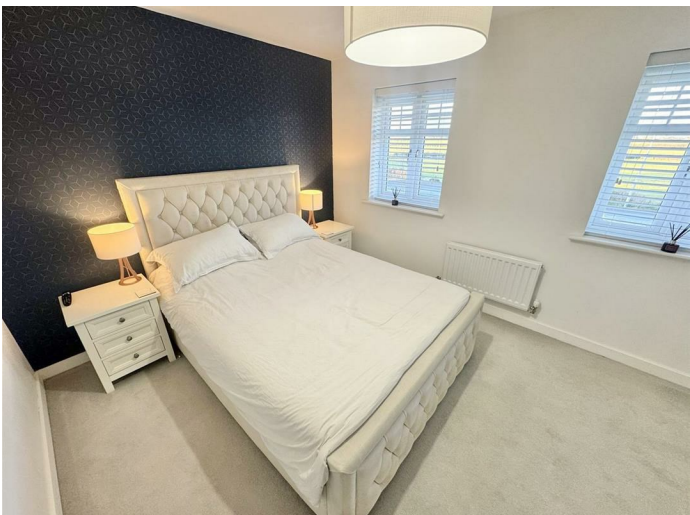
West Field Road, Sapcote, Leicester LE9 4AT
Offers Over £240,000

The Story Begins

- Beautiful Semi Detached Home
- Modern Fitted Kitchen
- Living Dining Room
- Hallway & Downstairs cloakroom
- Two Double bedrooms
- Stylish Bathroom
- Enclosed Rear Garden
- Driveway & Landscaped Frontage
- Village Location
- Council tax band B | EPC Rating B

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

Beautifully presented two-bedroom semi-detached home. As you enter through the front door, you are greeted by a welcoming hallway with stairs to the first floor, along with doors leading to the downstairs accommodation. The kitchen, located at the front of the property, is fitted with modern wall and base units, offering a stylish and functional space. It includes an integrated oven with hob, fridge freezer, washer dryer, and a dishwasher. Continuing through the hallway, you will find the living dining room. This spacious area provides ample room for a variety of furniture that suits your needs, creating an ideal balance for entertaining and relaxing. The downstairs cloakroom adds to the practicality of the home. Upstairs, the two double bedrooms offer comfortable retreats, with the second bedroom featuring fitted wardrobes for additional storage. The modern bathroom comprises of a bath with a shower over, a wash hand basin, and a low-level WC. Externally, the property benefits from picturesque field views, a driveway for off-road parking, and a private enclosed rear garden, providing a serene outdoor space to enjoy. This home truly combines style, comfort, and practicality in a delightful setting.

