

1a Lutterworth Road Blaby, Leicester, LE9 1RG
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www.nestestateagents.co.uk



Room Sizes

Living Room
14'03 x 12'02

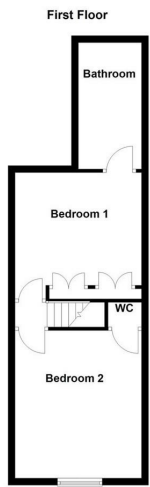
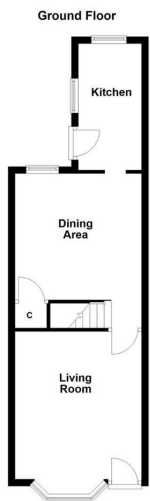
Dning Room
12'03 x 12'02

Kitchen
8'03 x 6'05

Bedroom One
12'03 x 12'02

Bedroom Two
12'03 x 12'02

Bathroom
8'03 x 6'05



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.

Stanton Road, Sapcote, Leicester LE9 4FR

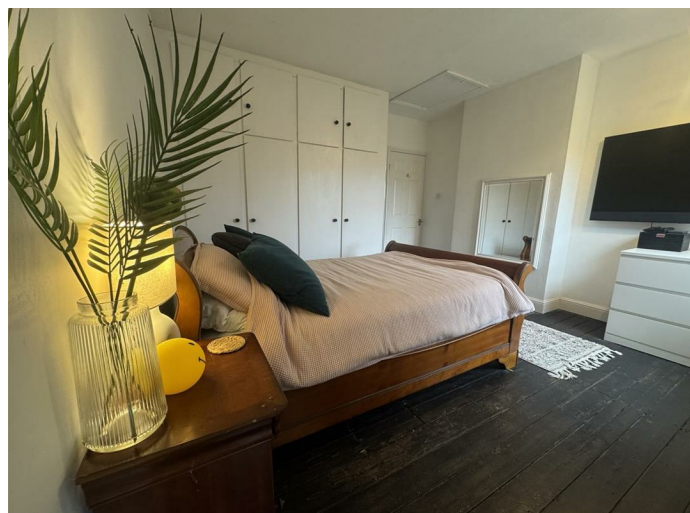
£235,000

The Story Begins

- Stunning Victorian Terrace
- Living room
- Dining room
- Fitted Kitchen
- Two double bedroom
- Modern family bathroom
- Village Location
- Generous & Private Garden with side access
- Driveway
- EER Rating (D) Council Tax band (A)
- 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 drive away as well as good links to the M1 / M69 motorway network and Narborough train station.



Inside Story

Located in the charming village of Sapcote, this delightful two-bedroom Victorian terrace home offers an enchanting blend of traditional elegance and modern comfort. The property, rich in character, boasts two spacious double bedrooms. High ceilings and large windows enhance the feeling of light and space throughout the home, adding to its welcoming feel.

The entrance leads into a cosy living area highlighted by a log burner, creating a perfect setting. Adjoining the living room is a well-proportioned dining area, ideal for hosting family meals or entertaining friends. At the rear of the property, the kitchen maintains a classic style, equipped with all the necessary appliances and storage solutions to meet the demands of contemporary living. A door from the kitchen opens directly onto an expansive rear garden, a rare find. This outdoor space is a true haven, offering a generous lawn area, mature planting and a patio.

Upstairs, the two double bedrooms, offer flexibility in terms of layout and furnishing options. The family bathroom, also located on the upper floor, is fitted with modern amenities, which include a bath, wash hand basin and low level wc.

This Victorian terrace not only offers a comfortable and historic living environment but also the opportunity for a discerning buyer to enjoy a piece of heritage within Sapcote.

