

FLOOR PLAN

DIMENSIONS

Lounge
13'2 x 10'07 (4.01m x 3.23m)

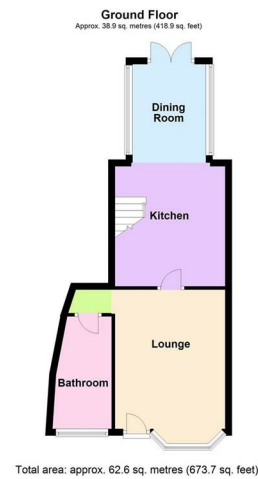
Kitchen
11'8 x 10'07 (3.56m x 3.23m)

Dinning Room
9'5 x 7'2 (2.87m x 2.18m)

Bathroom
11'6 x 5'8 (3.51m x 1.73m)

Bedroom One
11'8 x 10'07 (3.56m x 3.23m)

Bedroom Two
11'8 x 7'6 (3.56m x 2.29m)



Total area: approx. 62.6 sq. metres (673.7 sq. feet)



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 22a Cross Street, Enderby, LE19 4NJ
Telephone: 0116286 9700 • Email: sales@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestegg-properties.co.uk/
FREE PROPERTY VALUATIONS 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 2811 300 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.
Measurements are for guidance only and potential buyers are advised to recheck measurements.
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 & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

103 Stanton Road, Sapcote, LE9 4FR

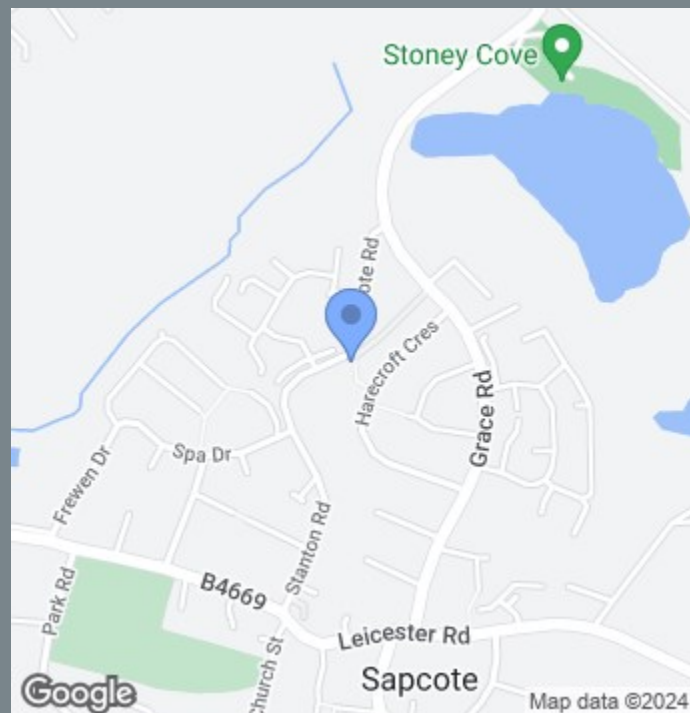
Offers In Excess Of £200,000

OVERVIEW

- Two Double Bedrooms
- Spacious Downstairs Bathroom
- Sunny & Secure Rear Garden
- Front Garden
- Bayfront Lounge
- Modern Property Throughout
- Open Plan Kitchen Dinner
- EPC Rating D
- Freehold Property
- Council Tax Band - B

LOCATION LOCATION....

Nestled in the picturesque Leicestershire countryside, Sapcote is a charming and sought-after village known for its tranquil ambiance and strong sense of community. Rich in history, the village boasts notable landmarks such as the medieval church of All Saints and the scenic Stoney Cove, a popular spot for divers. Residents enjoy the convenience of a well-stocked Co-op food store and easy access to nearby towns and cities. With its blend of rural charm and modern amenities, Sapcote offers an idyllic setting for those seeking a peaceful yet connected lifestyle.



THE INSIDE STORY

Charming Two-Bedroom End-of-Terrace Home in Sought-After Sapcote Village

Discover this beautifully designed and spacious two-bedroom end-of-terrace home, perfectly located in the highly desirable village of Sapcote.

Just a short stroll away is the picturesque Stoney Cove, and the village centre, complete with a convenient Co-op food store, is within easy reach.

As you step inside, you are greeted by a warm and inviting lounge featuring a bay window at the front and a decorative fireplace with a wooden mantle. The ground floor is adorned with elegant LVT flooring, creating a seamless and stylish look throughout.

The thoughtfully designed kitchen boasts shaker-style wall and base units and is equipped with integrated eye-level electric ovens, a microwave oven, fridge freezer, and washing machine. The kitchen flows effortlessly into a charming dining area, brightened by double glazing and double French doors that open onto the delightful rear garden.

A lobby area leads to a ground floor bathroom, where you'll find a traditional white suite, including a double-ended bath with claw feet and a mixer shower with a rain head. The bathroom also features a wash basin and W.C., with white Metro tiles partially adorning the walls. Inset ceiling spotlights and two windows, one to the front and one to the side, enhance the space.

Upstairs, the landing area leads to two bedrooms. The first bedroom is a spacious double with a front-facing window, while the second bedroom includes a built-in cupboard and a rear-facing window.

Outside, the property features a charming picket fence and slate fore garden at the front, with access to the rear garden conveniently located on the left-hand side. The rear garden offers a paved patio area, a lush lawn, and a practical timber shed, providing a delightful outdoor retreat.

Don't miss the opportunity to make this enchanting home in Sapcote village yours!

