

FLOOR PLAN

DIMENSIONS

Entrance Porch
3 x 6'10 (0.91m x 2.08m)

Entrance Hall
16'07 x 6'02 (5.05m x 1.88m)

Downstairs WC

Lounge Diner
27'10 x 12'06 (8.48m x 3.81m)

Kitchen
13'04 x 8'02 (4.06m x 2.49m)

Utility Room
8'04 x 5'11 (2.54m x 1.80m)

Garage/Bedroom

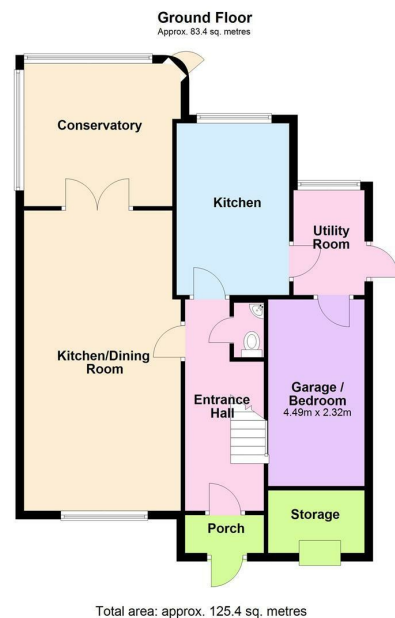
Conservatory
11'04 x 10'04 (3.45m x 3.15m)

Bedroom One
13'1 x 12'8 (3.99m x 3.86m)

Bedroom Two
12'2 x 10'05 (3.71m x 3.18m)

Bedroom Three
10'1 x 7'9 (3.07m x 2.36m)

Bathroom
8'6 x 5'5 (2.59m x 1.65m)



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: 0116 286 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.
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.

23 Harecroft Crescent, Sapcote, LE9 4FX

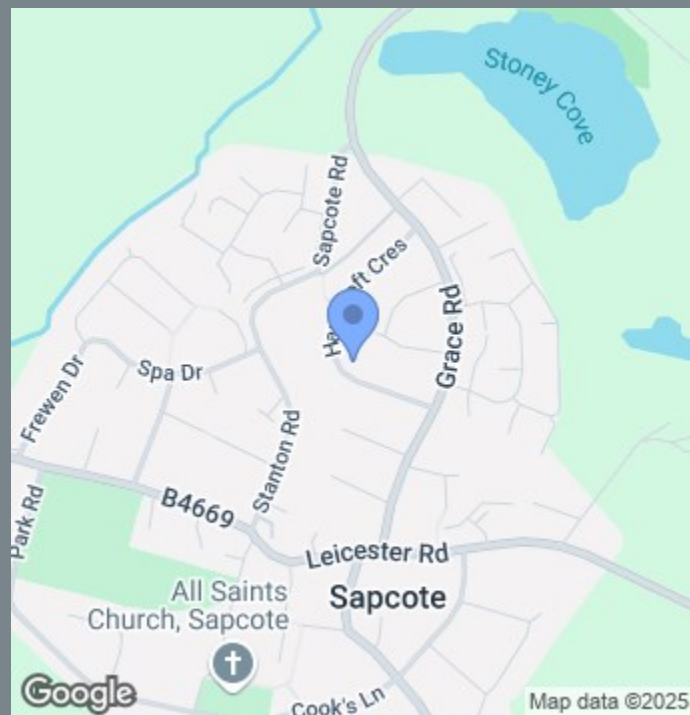
£325,000

OVERVIEW

- Three Bedroom Detached House
- Family Bathroom & Downstairs WC
- Large Lounge & Dining Area
- Large Rear Garden
- Driveway For Multiple Cars
- Viewings Highly Advised
- No Onward Chain
- EPC Rating -
- Council Tax Band -
- Freehold Property

LOCATION LOCATION....

Harecroft Crescent in Sapcote is a quiet residential area in a small Leicestershire village. Sapcote itself offers local amenities like a primary school, village hall, post office, and pubs. It's surrounded by scenic countryside, making it great for walking and cycling. The nearby M69 provides easy access to Leicester and Coventry. For shopping and larger facilities, Hinckley is just a short drive away.



THE INSIDE STORY

Welcome to this well-presented three-bedroom detached home, situated in the sought-after village of Sapcote. Offering a versatile layout with a garage conversion providing an additional fourth bedroom, this property is perfect for families looking for extra space.

As you step inside, you're greeted by a porch leading into a bright entrance hall. The ground floor features a convenient WC, a spacious lounge that flows seamlessly into the dining room, and a conservatory at the rear, perfect for enjoying garden views. The well-appointed kitchen offers ample storage and workspace, complemented by a separate utility room.

Upstairs, the property boasts three well-sized bedrooms and a modern family bathroom. Outside, the generous garden combines both lawn and patio areas, ideal for outdoor entertaining. The front of the property provides a large driveway with space for multiple vehicles.

Located in a peaceful residential area with excellent access to local amenities, schools, and transport links, this home is a fantastic opportunity for growing families or those looking for flexible living space.

Viewings are highly recommended!

