



GUIDE PRICE £575,000
LEICESTER ROAD, SAPCOTE, LEICESTER



Indulge in a harmonious blend of character and spacious living with this meticulously renovated barn conversion nestled in Sapcote! Situated on Leicester Road, just on the periphery of the charming village, this converted barn has undergone a comprehensive transformation, boasting a high specification finish throughout and offering delightful panoramic views.



This exquisite property features a grand reception hall, utility room, a convenient downstairs WC, and a generously proportioned reception room, currently repurposed as a games room. The newly fitted breakfast kitchen, complete with an island, is a culinary haven, while the expansive lounge opens up to a picturesque paddock, complemented by ample parking and an additional garden area.

First Floor

Ascend to the first floor via two distinct staircases, leading to a landing area that grants access to three capacious rooms exuding character, with exposed beams enhancing the charm. The bathroom, designed in a "jack and Jill" configuration, is equipped with a four-piece suite featuring a freestanding bath, WC, washbasin, and a shower cubicle. Accessible both from the landing and directly from bedroom two, this bathroom epitomizes luxury.

Ground Floor

Enter through the spacious reception hall, a room of generous proportions with stairs ascending to the master bedroom on the first floor. Revel in the charm of brick flooring, exposed beams, and access to the utility room. The utility room is adorned with base and eye-level units, a stainless steel sink unit, and offers space for multiple appliances. A door leads to the reception room and another to the







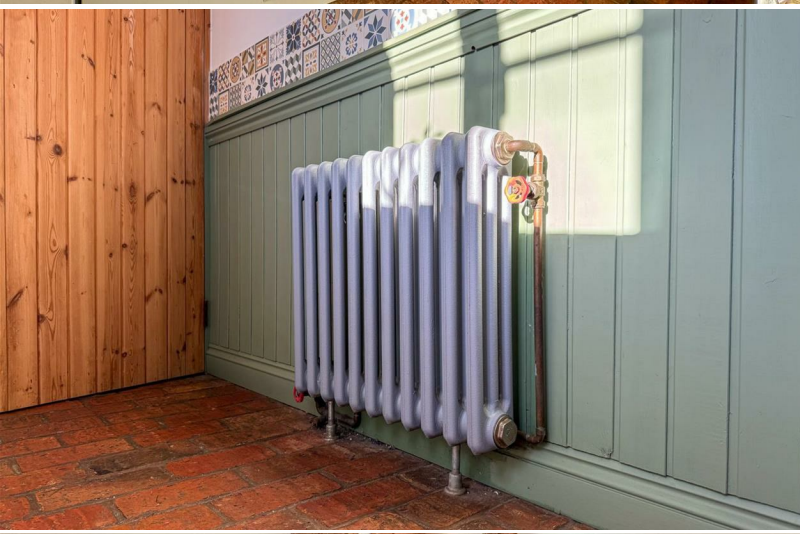
downstairs WC, maintaining the property's character seamlessly.

The reception room, currently a games room, is versatile enough to serve as a formal dining room, playroom, or additional sitting area. With timber flooring and a beamed ceiling, this room radiates warmth. The kitchen, continuing the theme of character, features a range of base and eye-level units, an island with solid wooden worktops, and integrated appliances. French doors open to the paddock, providing a seamless connection to the outdoors.

The lounge is a stunning, generously sized room with ample space for dining and seating, boasting French doors that lead out to the paddock.

Outside

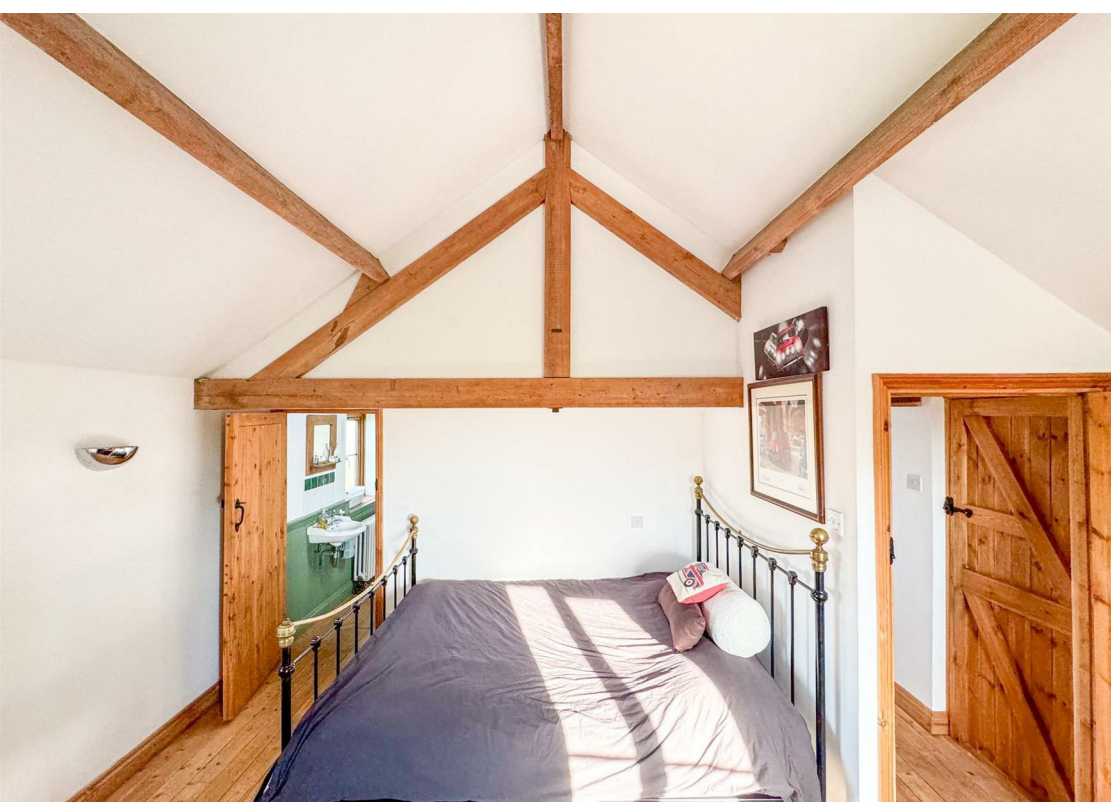




Accessed through a shared driveway, the property offers parking for two cars and a stable. A decorative walled garden leads to the reception hall and the kitchen. A dropped curb with a double gate allows access to the paddock and the main living room, which can also be reached from the driveway or the lounge.

Location

Set on the outskirts of the desirable Sapcote village, known for its tranquil community, the property is approximately 4 miles from Hinckley's town center. Amenities abound in Hinckley, including restaurants, supermarkets, bars, and a cinema complex. Sapcote itself features a Co-Op Late Shop, a public house, a pre-school, a hairdresser, and a post office. The village's excellent commuting links to Leicester, Coventry, or Birmingham make it an ideal location. All Saints Church of England primary school, with a "Good" Ofsted rating, adds to the appeal of this charming village, which is also conveniently located near a garden center, Stoney Cove's inland diving center, and a renowned restaurant.





Ground Floor



First Floor

Total floor area 157.1 sq.m. (1,691 sq.ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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