



Connells

William Spencer Avenue
Sapcote Leicester



Property Description

Located in the highly desirable village of Sapcote, this beautifully presented four-bedroom detached home offers spacious accommodation, a landscaped garden, and off-road parking. Perfect for growing families, first-time buyers, or professionals, the property combines modern convenience with village charm.

Set in a popular residential development in the heart of Sapcote village. Walking distance to local amenities including shops, pubs, and village services.

With well-regarded local schools nearby, ideal for families. Excellent commuter links via the A5, M69, and A46, providing easy access to Leicester, Coventry, and Hinckley. Surrounded by scenic Leicestershire countryside with nearby walks and green spaces.

Only a short drive to Fosse Park Shopping Centre and Hinckley's The Crescent for wider shopping, dining, and leisure options.

A fantastic opportunity to purchase a modern home in a well-connected yet peaceful village setting.

Ground Floor

Entrance Hall

Welcoming hallway with tiled flooring & understairs storage cupboard.

Cloakroom

4' 9" x 3' 11" (1.45m x 1.19m)

Tiled floor, front elevation window, pedestal sink with half-tiled surround and toilet.

Lounge

16' 9" x 12' (5.11m x 3.66m)

Bright and airy with French doors to the rear garden, radiators and TV points. Carpeted.

Dining Room

11' 8" x 9' 3" (3.56m x 2.82m)

Front elevation window, carpeted, radiator, Venetian blinds.

Study

12' x 7' 2" (3.66m x 2.18m)

Front elevation window, carpeted, radiator, TV point, Venetian blinds.

Kitchen/Breakfast/Family Room

21' 4" x 14' 5" (6.50m x 4.39m)

Generous open-plan dining and kitchen area with French doors leading to the rear garden.

Features include: wall-mounted TV point, tiled flooring, fitted double oven, integrated fridge freezer, dishwasher, gas hob, extractor hood, aluminium splashback, mixer tap, shaker-style units, and downlights.

Utility Room

7' 4" x 5' 3" (2.24m x 1.60m)

Side elevation door, tiled flooring, fitted storage units, matching worksurfaces, housing for washing machine and tumble dryer.

First Floor

Landing

Large galleried landing with double airing cupboard, high-pressure water tank, loft access, and insulation. Carpeted, radiator.

Bedroom 1

16' 11" x 14' 11" (5.16m x 4.55m)
Dual-aspect windows (front & side elevation), carpeted, radiator, TV point, Venetian blinds.
Includes dressing room (10' 4" x 3' 6") with fitted wardrobes, radiator, carpet.

En-Suite

8' 7" x 7' 2" (2.62m x 2.18m)
Amtico flooring, frosted rear window, white suite with half-tiled walls, shower with tiled enclosure, pedestal sink with tile surround, WC, extractor fan, towel rail radiator, shaver point.

Bedroom 2

11' 6" x 10' 7" (3.51m x 3.23m)
Rear elevation window, carpeted, radiator, fitted triple wardrobe, TV point.

En-Suite

8' 10" x 3' 9" (2.69m x 1.14m)
Shower room with tiled enclosure, half-tiled walls, pedestal sink, WC, Amtico flooring, extractor fan, frosted side window.

Bedroom 3

11' 10" x 10' 9" (3.61m x 3.28m)
Front elevation window, carpeted, radiator, TV point, fitted double wardrobe.

Bedroom 4

10' 10" x 9' 6" (3.30m x 2.90m)
Front elevation window, carpeted, radiator, TV point, fitted double wardrobe.

Bathroom

9' 10" x 7' 1" (3.00m x 2.16m)
White suite with tiled shower enclosure, fitted bath with half-tiled surround, frosted rear window, Amtico flooring, pedestal sink, WC, towel rail radiator, extractor fan.



Double Garage
Double garage with power and electrics, up-and-over doors. Parking for up to 4 cars comfortably on drive.

Outside
Landscaped rear garden with patio area leading to lawn, established shrubbery, gated side access, and outside tap.

Vendor's Note
There are no maintenance costs payable to a third part for this property.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: B Council Tax
 Band: F

Tenure: Freehold

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