



Connells

Leicester Road
Sapcote Leicester

Leicester Road Sapcote Leicester LE9 4JE

for sale offers in excess of
£325,000



Property Description

Set within the highly regarded village of Sapcote, this delightful three-bedroom family home offers spacious accommodation, modern living, and a fantastic location with easy access to both local amenities and commuter routes.

With a warm and inviting feel, it's perfectly suited for families, couples, or anyone seeking village life with excellent connections.

Nestled in the charming and well-served village of Sapcote, known for its welcoming community feel. With local amenities include village shops, traditional pubs, a post office, and a primary school.

Surrounded by beautiful Leicestershire countryside, with walking routes and open green spaces nearby.

Excellent transport links: close to the A5, M1, and M69, making it a prime location for commuters to Leicester, Coventry, or Birmingham.

Nearby towns Hinckley, Burbage, and Lutterworth offer a wider range of shopping, leisure, and schooling options.

This property combines the charm of village living with the practicality of excellent connectivity - a wonderful opportunity for those seeking a well-positioned family home.

Ground Floor

Lounge

25' 3" x 10' 4" (7.70m x 3.15m)

Dining Room

10' 4" x 9' (3.15m x 2.74m)

Kitchen

11' 5" x 9' (3.48m x 2.74m)

Family Room

8' 7" x 16' 6" (2.62m x 5.03m)

Conservatory

9' x 20' 1" (2.74m x 6.12m)

First Floor

Bedroom 1

14' 3" x 14' 3" (4.34m x 4.34m)

Bedroom 2

10' 6" x 9' 7" (3.20m x 2.92m)

Bedroom 3

8' 7" x 6' 3" (2.62m x 1.91m)

Bathroom

5' 8" x 7' 5" (1.73m x 2.26m)

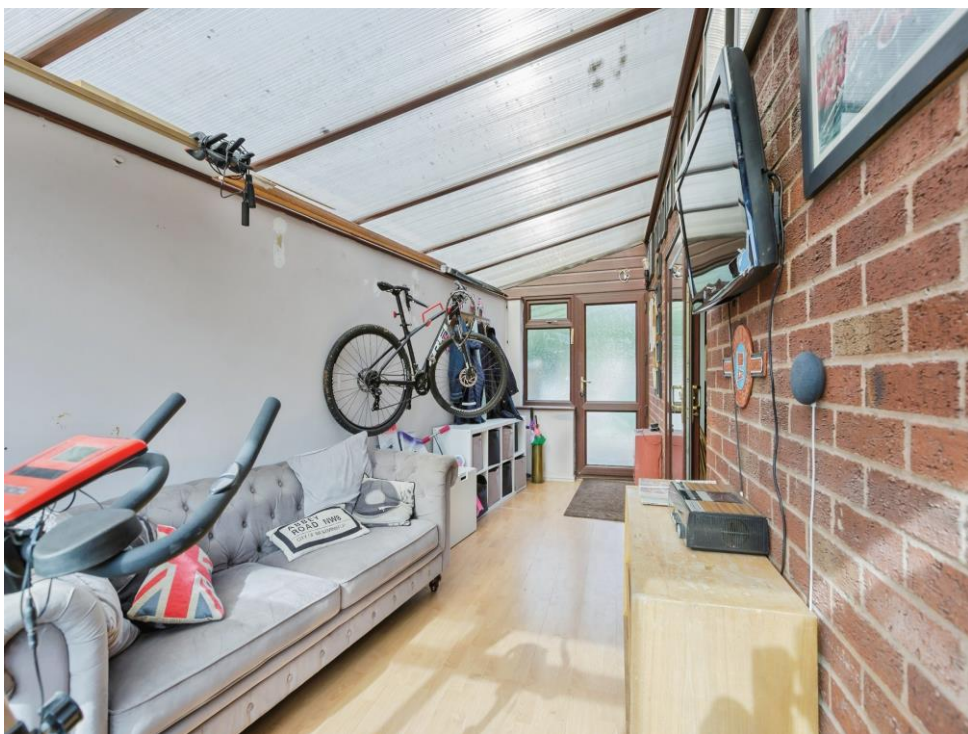


Outside

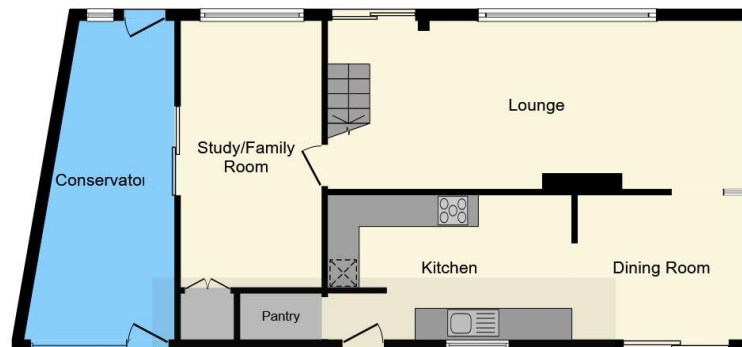
Property benefits from an enclosed rear garden laid mainly to lawn with two paved patio areas, variety of trees plants and shrubs and an outside tap.

To the front of the property there is a block paved driveway with off road parking for several cars, and a variety of trees plants and shrubs.

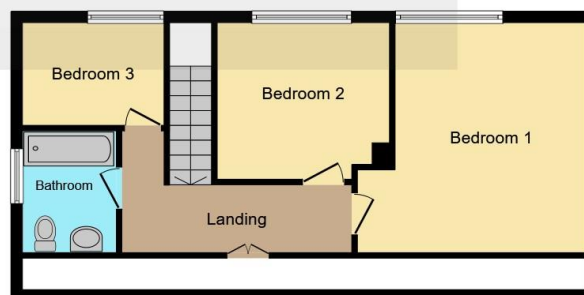








Ground Floor



First Floor

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

To view this property please contact Connells on

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88 Castle Street
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EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/HIN313465



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