



60 Harecroft Crescent, Sapcote, Leicestershire, LE9 4FX

HOWKINS &
HARRISON

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Sapcote,
Leicestershire, LE9 4FX

Offers In Excess of: £475,000

Welcome to this beautifully extended and stylishly finished five-bedroom family home, offering spacious, light-filled living throughout and a seamless blend of comfort and contemporary design.

Features

- Beautifully extended and stylishly finished five-bedroom family home
- Contemporary finishes - Amtico flooring, spotlights, porcelain patio with LED lighting
- Hallway entrance offering a welcoming first impression
- Extended open-plan living with bi-folding doors, island kitchen & integrated appliances
- Kitchen/Living with dual-aspect natural light throughout
- Luxurious master with built-in wardrobes
- Generous family bathroom
- Ample off-street parking with driveway for four cars
- Private, landscaped rear garden
- Garden room (ideal for gym/office/bar), and side access



Location

Sapcote is a small village in the south west of Leicestershire. It boasts a 12th Century Grade II listed church (All Saints Parish Church) as well as a Methodist church. The village also has a local community library, a Co-operative store, a popular public house, and a thriving garden centre. Sapcote Club is described as the hub of the community with regular social events on offer. Nearby, in Stoney Cove, is The National Diving Centre which is the leading inland diving site in the UK. Primary schooling is available at All Saints C of E Primary School in Sapcote and Manorfield C of E Primary School in nearby Stoney Stanton. The property is also in the catchment area for Lutterworth College, which is a non-selective comprehensive C of E secondary school and sixth form college with academy status.

M69 – approximately 2 miles
M1 Junction 21 - 9 miles
Hinckley train station - 5 miles
A5 - 3 miles



Ground Floor

As you enter the open hallway, you're greeted by Amtico flooring that flows throughout the ground floor, leading to an elegant stair runner that adds a touch of sophistication. To the left, you'll find an open-plan kitchen and living area, flooded with natural light thanks to dual-aspect windows and large bi-folding doors. The modern kitchen boasts a central island, integrated appliances including a fridge freezer, dishwasher, oven, and a 5-ring gas hob, all perfectly complemented by spotlights above. To the right, a bright separate dining room provides an ideal space for formal meals or entertaining.

First Floor

Upstairs, the spacious landing leads to five bedrooms, including a master bedroom with built-in Hammond's bedroom wardrobes and another dual-aspect double bedroom filled with natural light. A large family bathroom offers both bath and shower facilities.





Outside

There is a private north-west facing garden complete with a porcelain patio, side access to the front, and stylish LED strip lighting, perfect for evening gatherings. A versatile garden room sits at the back, ideal for use as a gym, home office, or bar. The property also benefits from a driveway for four cars and is set in a sought-after, quiet location, making it an ideal family home.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

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Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact [Tel:01327-353575](tel:01327-353575).

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

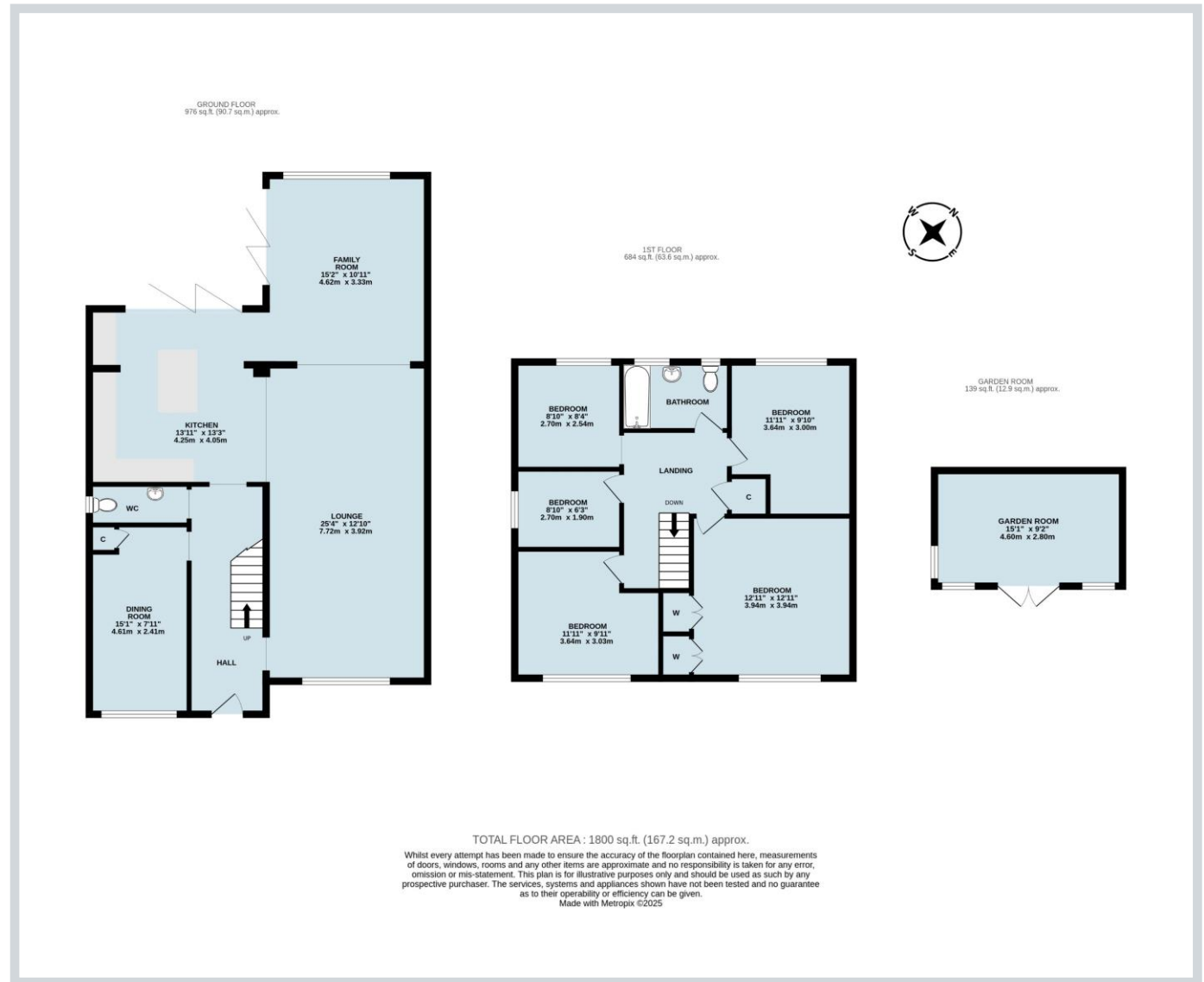
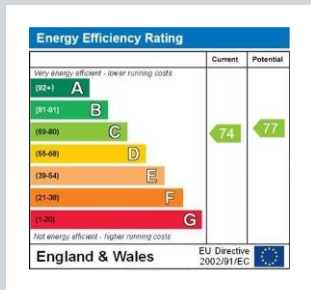
Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Harborough District Council [Tel:01858-828282](tel:01858-828282).

Council Tax Band-D



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