



## 8 Leicester Road

, Sapcote, LE9 4JF

Offers In The Region Of £329,950



An immaculately presented, show standard 4 bedroom, 2 bathroom 3 storey house with spacious open planned family accommodation inclusive of a luxury fitted breakfast kitchen, lounge and dining room. The property has the additional benefits of gas central heating (condensing boiler), 4 good sized bedrooms, modern bathroom, guest cloakroom, walled landscaped rear garden, detached garage to the rear courtyard, PVCu double glazing, solar panels (included within the freehold title), water meter and bedroom 1 with en-suite shower and dressing room,

The property is located in the picturesque village of Sapcote, close to local amenities, whilst being accessible for commuting to all major road links such as the A5, M69, M6 and M1.

VIEWING ESSENTIAL.



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**Reception hall. 11'7" x 5'4". (3.54 x 1.65.)**

Amticco floor, easy tread staircase with spindle balustrade, composite door, main smoke alarm and room stat.

**Guest cloakroom. 6'3" x 2'9". (1.92 x 0.84.)**

Suite in white, low flush wc, wash hand basin, downlights to the ceiling, extractor fan and ceramic tiled floor.

**Luxury bespoke open plan 'shaker style' breakfast 24'2" (max) x 17'6" (max). (7.38 (max) x 5.34 (max).)**

Feature porcelain sink, range of attractive base and wall units with associated quartz work surfaces, double tall cupboard, centre island with integrated breakfast bar, base units and quartz work surface, fitted dishwasher, washing machine, wall mounted gas fired condensing regular boiler ( Glow Worm 15hxi), twin PVCu double glazed french doors, ducted extractor hood, downlights to the ceiling, electric fire, PVCu double glazed front window with stables blinds and feature wall recess for television.

**First floor landng. 17'8" x 6'3". (5.39 x 1.92. )**

Airing cupboard and smoke alarm.

**Outer landing. 6'1" x 5'1". (1.87 x 1.57.)**

Staircase with spindle balustrade leading to the second floor, radiator and PVCu double glazed window.

**Bedroom 2 (front). 11'10" (max) x 10'7" (max). (3.62 (max) x 3.25 (max).)**

PVCu double glazed window with shutter blinds and radiator.

**Bedroom 3 (rear). 11'11" (max) x 10'7" (max). (3.65 (max) x 3.24 (max).)**

Double glazed velux roof light and radiator.

**Bedroom 4 (rear). 11'11" (max) x 8'5" (max). (3.65 (max) x 2.57 (max).)**

PVCu double glazed window and radiator.

**Modern bathroom (side). 8'6" x 5'10". (2.60 x 1.79.)**

Full suite in white, panel bath with chrome mixer shower, wash hand basin, low flush wc, corner shower cubicle with chrome mixer shower and ceramic wall tiling.

**Second floor.**

**Bedroom 1 (front). 17'1" x 11'4". (5.21 x 3.46.)**

PVCu double glazed window, radiator and downlights to the ceiling..

**Ensuite shower (side) 9'10" x 4'9". (3.00 x 1.47.)**

Fitted shower cubicle with a chrome mixer shower and side glazed screen, wash hand basin, low flush wc, ceramic wall tiling, ceramic tiled floor ,extractor fan, radiator and downlights to the ceiling.

**Dressing room (rear). 11'2" x 8'2". (3.42 x 2.49.)**

Double glazed velux roof light, fitted double wardrobe, range of base units , shelving, downlights to the ceiling and radiator.

**Outside.**

Walled front garden.

Enclosed walled rear garden with porcelain paved patio, established lawn, decking, side gated access, external power points, external power points, security light and water tap.

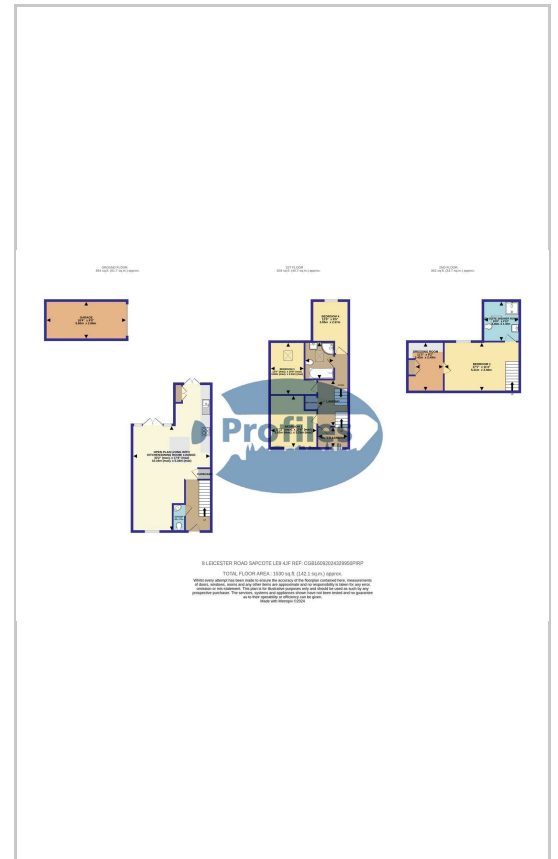
**Garage. 18'4" x 8'8" (5.60 x 2.66)**

Up and over door, with light ,power points and driveway / parking space.

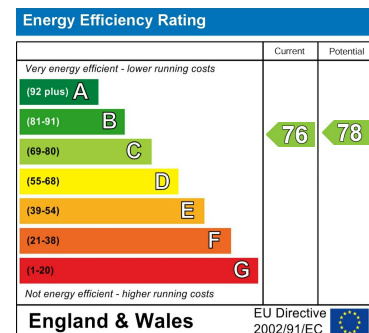
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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