

## April Cottage, Smeeton Road, Saddington, LE8 0QT



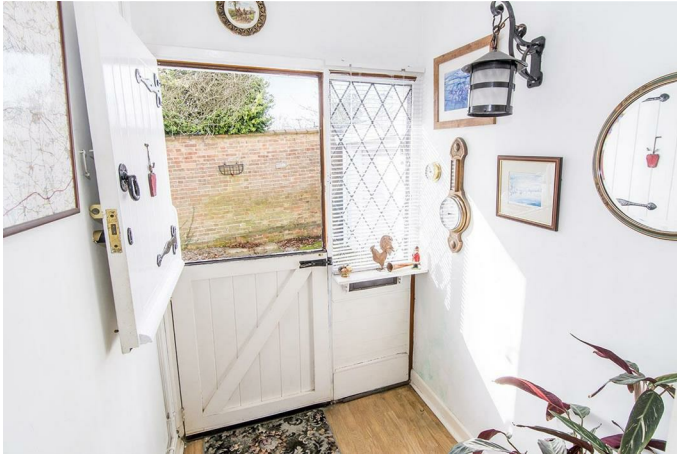
**Offers Over £495,000**

**\*\*NEW PRICE\*\***

An extremely rare opportunity to acquire a substantial 1,500 sq ft approx. bungalow occupying almost a 1/3 of an acre plot approx. in the picturesque village of Saddington superbly located within easy access of Kibworth, Market Harborough and the city of Leicester having an abundance of amenities, great schools and train services to the South and a bus route to local villages and Market Harborough. The excellent plot offers scope and potential for further improvements and significant extension (STPP) already offering generous room proportions and delightful countryside views to both the front and rear! The accommodation briefly comprises: Entrance hall, hallway, WC, lounge, dining room, kitchen, three double bedrooms, bathroom, rear porch and store. Outside there are large front and rear gardens, parking and a double garage. This exciting proposition is offered to the market with NO CHAIN with viewing highly recommended!

*Service without compromise*

## Entrance Hall



Accessed via a timber framed door. Door into: Hallway. Tiled flooring.

## Hallway



Doors off to: All rooms. Storage cupboard. Airing cupboard (housing hot water cylinder). Telephone point. Loft hatch access (with drop down ladder). Radiator.

## WC 5'4 x 4'5 (1.63m x 1.35m)



Comprising: Low level WC and wash hand basin.

## Lounge 19'1 x 13'8 (5.82m x 4.17m)



UPVC double glazed windows to front and side aspects. 'Rayburn' stove. Wall lighting. TV point. Radiator. Opening through to: Dining Room

## Dining Room 11'11 x 10'5 (3.63m x 3.18m)



UPVC double glazed window to front aspect. TV point. Radiator.

## Kitchen 11'11 x 10'5 (3.63m x 3.18m)



Having a selection of fitted base and wall units with a laminate worktop over and a 1 1/2 bowl composite sink. There is a high level electric oven with combi/grill below, a four ring electric hob, extractor, space and plumbing for both a freestanding washing and dishwasher with a further space for a freestanding fridge/freezer. There is a UPVC double glazed window to the front aspect, tiled flooring and a radiator.

## Rear Porch

Wooden door with single glazing. Door to: Store room. Tiled flooring.

## Store Room

Housing the gas boiler.

## Bedroom One 16'5 x 11'10 (5.00m x 3.61m)



UPVC double glazed sliding patio doors out to: Rear garden. A selection of built-in wardrobes. Wall lighting. Telephone point. Radiator.

## Bedroom Two 11'10 x 10'8 (3.61m x 3.25m)



UPVC double glazed window to rear aspect. Built-in wardrobes. Radiator.

## Bedroom Three 11'10 x 8'2 (3.61m x 2.49m)



UPVC double glazed window to rear aspect. Telephone point. Radiator.

## Bathroom 11'10 x 6'7 (3.61m x 2.01m)



Comprising: Double shower enclosure with feature wall tiling, low level WC and wash hand basin. UPVC double glazed window to rear aspect. Vinyl flooring. Heated towel rail. Radiator.

## Frontage & Parking

The property is accessed via a gated driveway providing off road parking for multiple vehicles. There is a lawn area, paved patio and low maintenance raised borders with planting. Access to the rear can be sought to either side of the property via pedestrian gates.

## (Frontage Photo)



## (Parking Photo)



## Double Garage



With up and over door, power and light. UPVC double glazed door through to: Rear garden. UPVC double glazed window to rear aspect.

## Rear Garden



The extensive and extremely private North West facing rear garden has spectacular open countryside views and is well established with a variety of trees, shrubs and planting. There is a paved patio, steps up to the large lawn, a greenhouse and handy wooden shed.



## Rear Aspect



## Saddington

Saddington is a quaint village nestled in the Harborough district of Leicestershire, England, known for its rich historical roots and picturesque landscape. The village, surrounded by rolling countryside, offers serene views and outdoor activities, particularly around the Saddington Reservoir, a popular spot for fishing and walking. With a small, close-knit population, the community spirit thrives through local events and gatherings. The Queen's Head pub serves as a social hub, embodying the village's traditional English charm. There is also a church in the village. Accessible via local roads, Saddington remains a peaceful retreat that preserves the essence of rural life in the East Midlands. Additionally, there is also a bus route to local villages and Market Harborough.

## Floor Plan

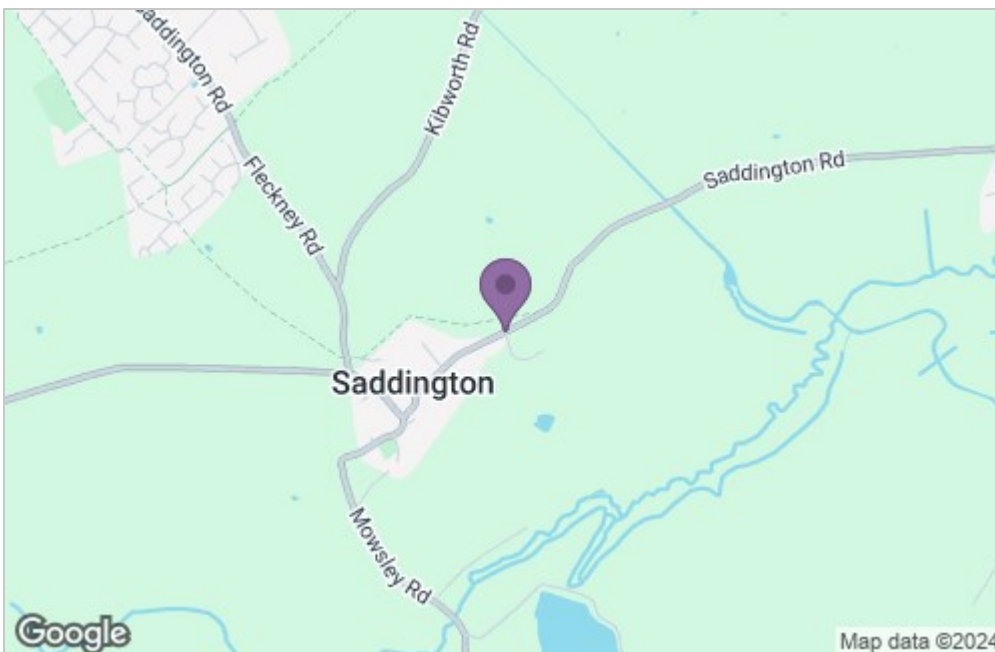


**Ground Floor**  
Approx. 157.9 sq. metres (1699.5 sq. feet)

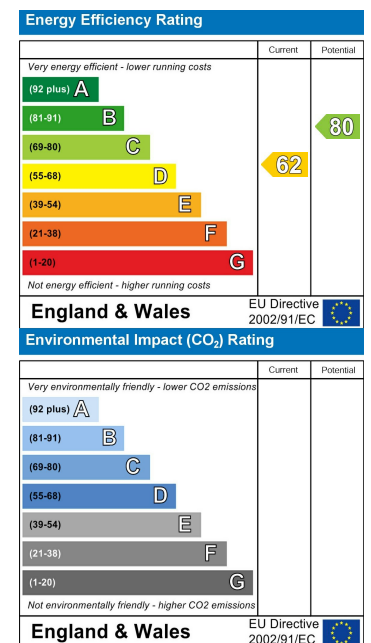
Total area: approx. 157.9 sq. metres (1699.5 sq. feet)

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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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