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25 Church Street, Sapcote, LE9 4FG

£230,000

Nestled on Church Street in the charming village of Sapcote, this exquisite period cottage presents a remarkable opportunity for those seeking a blend of character and modern comfort. The current owners have meticulously enhanced the property, ensuring it meets high standards throughout. Upon entering through a solid wooden door, you are welcomed into a delightful sitting room, where a striking brick fireplace serves as the focal point. The kitchen boasts a range cooker, original roof slate flooring, and an integrated fridge, creating a perfect space for culinary enthusiasts. Adjacent to the kitchen, the breakfast room offers a lovely flow and features a door leading to a large dry cellar, providing additional storage options. At the rear, you will find a convenient laundry space and a stylish bathroom, complete with a roll-top bath and shower overhead. The first-floor houses two generously sized double bedrooms, both equipped with fitted wardrobes. The rear bedroom, also enjoys beautiful views over the garden and beyond. The walled garden is a true sanctuary, offering a high degree of privacy and woodland views.
Steps lead up to a beautifully manicured lawn, adorned with raised beds filled with shrubs, plants, and wildflowers, ensuring year-round interest. At the top of the garden, a gravelled seating area invites you to indulge in alfresco dining during the summer months. Additionally, a timber shed provides the perfect spot for storing gardening tools. This charming cosy cottage offers tranquility and charm in a picturesque and popular village setting.

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Every care is taken in the preparation of these particulars but their accuracy is not guaranteed nor do they constitute any part of an offer or contract. The property is offered subject to it being unsold and that all offers and negotiations are to be made and conducted through this office. All properties are offered subject to contract.

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Living Room 13' x 9'4" (3.96m x 2.84m)

Welcome to Cosy Cottage as you enter into this home by an original wooden front door where you will find the cosy living room. The focal point the striking brick fireplace with slate hearth. There is a ceiling beam, window to the front aspect and a unique lead glass window to the kitchen.

Living Room (Photo Two)

Kitchen 13'1" x 8'7" (3.99m x 2.62m)

The kitchen is a chefs delight and is fitted with a wide range of wooden cabinets with complimenting work surfaces. Range cooker with eight burner gas hob and an extractor canopy over. Belfast sink with mixer taps set onto an oak block surface. Integrated fridge and freezer. Bespoke wooden display shelving. The cottages original and rather unique roof slate flooring and ceiling beam. A window that overlooks the garden and a stable door gives access to the breakfast room.

Kitchen (Photo Two)

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Breakfast Room 10'6" x 6'4" (3.20m x 1.93m)

Continuing on from the kitchen this flexible room has two built- in storage cupboards one of which houses the Baxi combination gas central heating boiler. There is a window to the side aspect and slate flooring. A door gives access the the large cellar with potential to be converted to a cinema room.

Utility Room 6'4" x 2'11" (1.93m x 0.89m)

Fitted with wall mounted storage cabinets there is space and plumbing for a washing machine. A composite door gives access to the rear garden.

Bathroom 7' x 6'4" (2.13m x 1.93m)

Fitted with a low level WC. The wash hand basin is set onto a bespoke cupboard. The standalone roll top bath has a shower and side screen over. Ceramic wall tiling and slate flooring. Obscured window to the rear aspect.

Landing

The boarded loft is accessed via a pull down ladder where power and light are connected .

Bedroom One 13'8" x 9'3" (4.17m x 2.82m)

A double bedroom with built-in wardrobes and a window to the front aspect.

Bedroom One (Photo Two)

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Bedroom Two 10'1" x 8'3" (3.07m x 2.51m)

A double bedroom with built-in wardrobes and a window to the rear aspect with wonderful views over the private garden and beyond.

Garden

The walled garden is so private with steps that lead up to the manicured lawn which has raised beds. Toward the top of the garden is a gravelled seating area to enjoy. There is a timber shed which is the ideal space to store all your gardening tools.

Garden (Photo Two)

Side Rear Aspect

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Side Rear Aspect (PhotoTwo)

Location

The property is situated the sought-after village of Sapcote. The location offers a perfect balance of country living with unmatched transit links to the MI and the M69 and is also within easy reach of the A5. There is Pavilion & Recreation Ground: Set across 8 acres of playing fields, featuring dedicated football, cricket, and croquet pitches, changing rooms, and a modern hall with kitchen facilities available for hire. Children's Play Areas: Fenced, fully equipped play spaces on the recreation ground catering to various age groups, including equipment for under-12s and older teens. Allotments: Local green spaces located on Leicester Road for community gardening.

Note for Prospective Buyers

Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

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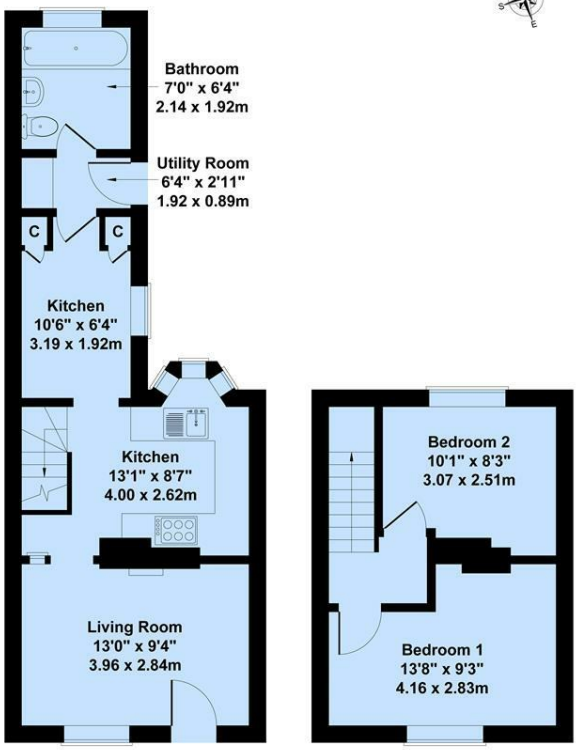
Floor Plan

25 Church Street Sapcote LE9 4FG

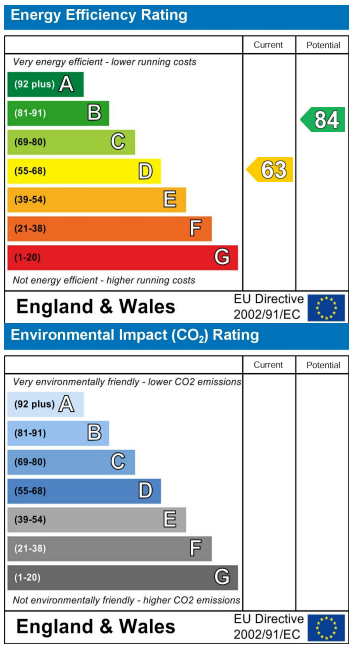
Approximate Gross Internal Area
625 sq ft - 58.09 sq m



Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positions of fixtures and fittings, and any other data shown are approximate and for illustrative purposes only. The floor plan is not to scale. No responsibility is taken for any errors, omissions, misstatements, or use of the data shown.

Area Map

Energy Efficiency Graph



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