77 Stanton Road,
Sapcote,
LE9 4FR.

GENERAL

This delightful two bedroom semi-detached property offers charm and character plus a great village location. The accommodation briefly includes on the ground floor a sitting room, dining room and kitchen. On the first floor there are two bedrooms and a family bathroom. Outside there is a pretty south facing garden with outside W.C, shed and summer house. The house has on street parking available.

LOCATION

There are an excellent range of amenities in the village including a Co-op store, post office, public house and primary school. In the adjacent village of Stoney Stanton, there is also a chemist, optician and doctors surgery. There are a more comprehensive range of amenities in Hinckley immediately to the West. Sapcote is also within easy reach of Leicester and the motorway via junction 2 on the M69.

THE HOUSE

The accommodation is arranged over two floors as follows. Entrance door opens into sitting room.

SITTING ROOM
12'10 x 11'03
A lovely room with bay window to the front. The main feature of the room is the traditional open fire (fully working) with ornamental surround and two storage cupboards to either side of the chimney breast. There is wooden laminate flooring and central heating radiator. In between the sitting room and dining room is a large under stairs storage cupboard.

DINING ROOM
12'02 x 11'03
With window to the rear and door to the kitchen. There is wooden laminate flooring and central heating radiator.

KITCHEN
15'09 max 8'09 min x 6'01 max
Fitted with a range of white wall and base units with wooden laminate surfaces over and stainless steel 1 1/2 bowl sink. There is a fitted Beko electric oven and four ring gas hob with extractor over and space for other appliances. There is window overlooking the garden and back door leading outside.

STAIRS TO THE FIRST FLOOR
Stairs rise from the dining to to the first floor landing.

FIRST FLOOR LANDING
Doors leading off to the bedrooms and bathroom.

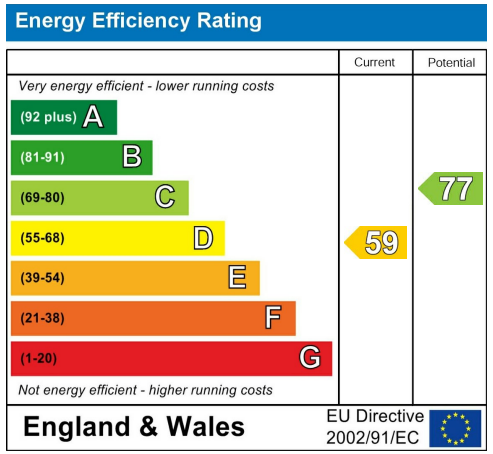
BEDROOM ONE
10'10 x 10'05
With window to the front, feature cast iron fireplace, useful over stairs storage cupboard and central heating radiator. There is at attic hatch for loft access.

BEDROOM TWO
12'03 x 8'01
With two doors for access, window to the rear and central heating radiator.

BATHROOM
8'10 x 6'02
With white suite comprising panelled bath with shower over and glass screen, lavatory and wash hand basin. There is a window to the rear and central heating radiator.

OUTSIDE
The property has a pretty fore garden with picket fence, gate and paved pathway leading to the front door. The main rear garden is a great space and is south facing. Its mainly laid to lawn with patio directly to the rear of the house. At the bottom of the garden is a summer house perfect for summer evenings. Also outside there is an outside W.C, storage shed, wood shed and gated side access.

COUNCIL TAX
Blaby District Council - Band B



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