

FLOOR PLAN

DIMENSIONS

**Entrance Porch**  
3 x 6'10 (0.91m x 2.08m)

**Entrance Hall**  
16'07 x 6'02 (5.05m x 1.88m)

**Downstairs WC**

**Lounge Diner**  
27'10 x 12'06 (8.48m x 3.81m)

**Kitchen**  
13'04 x 8'02 (4.06m x 2.49m)

**Utility Room**  
8'04 x 5'11 (2.54m x 1.80m)

**Garage/Bedroom**

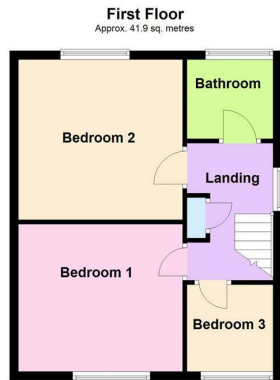
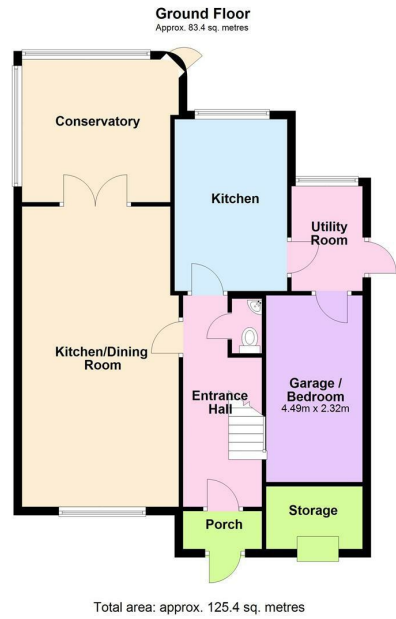
**Conservatory**  
11'04 x 10'04 (3.45m x 3.15m)

**Bedroom One**  
13'1 x 12'8 (3.99m x 3.86m)

**Bedroom Two**  
12'2 x 10'05 (3.71m x 3.18m)

**Bedroom Three**  
10'1 x 7'9 (3.07m x 2.36m)

**Bathroom**  
8'6 x 5'5 (2.59m x 1.65m)



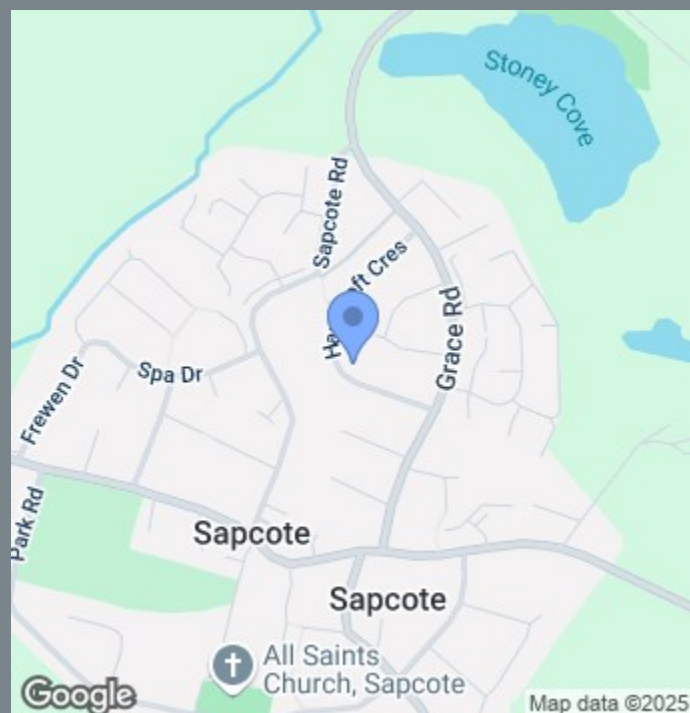


## OVERVIEW

- Three Bedroom Detached House
- Family Bathroom & Downstairs WC
- Large Lounge & Dining Area
- Large Rear Garden
- Driveway For Multiple Cars
- Viewings Highly Advised
- No Onward Chain
- EPC Rating -
- Council Tax Band -
- Freehold Property

## LOCATION LOCATION....

Harecroft Crescent in Sapcote is a quiet residential area in a small Leicestershire village. Sapcote itself offers local amenities like a primary school, village hall, post office, and pubs. It's surrounded by scenic countryside, making it great for walking and cycling. The nearby M69 provides easy access to Leicester and Coventry. For shopping and larger facilities, Hinckley is just a short drive away.



## THE INSIDE STORY

Welcome to this well-presented three-bedroom detached home, situated in the sought-after village of Sapcote. Offering a versatile layout with a garage conversion providing an additional fourth bedroom, this property is perfect for families looking for extra space.

As you step inside, you're greeted by a porch leading into a bright entrance hall. The ground floor features a convenient WC, a spacious lounge that flows seamlessly into the dining room, and a conservatory at the rear, perfect for enjoying garden views. The well-appointed kitchen offers ample storage and workspace, complemented by a separate utility room.

Upstairs, the property boasts three well-sized bedrooms and a modern family bathroom. Outside, the generous garden combines both lawn and patio areas, ideal for outdoor entertaining. The front of the property provides a large driveway with space for multiple vehicles.

Located in a peaceful residential area with excellent access to local amenities, schools, and transport links, this home is a fantastic opportunity for growing families or those looking for flexible living space.

Viewings are highly recommended!

