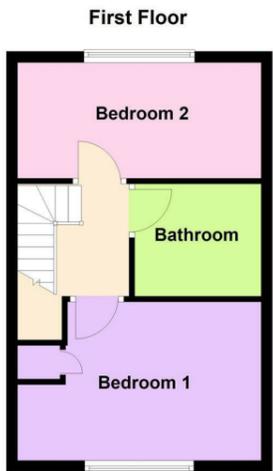
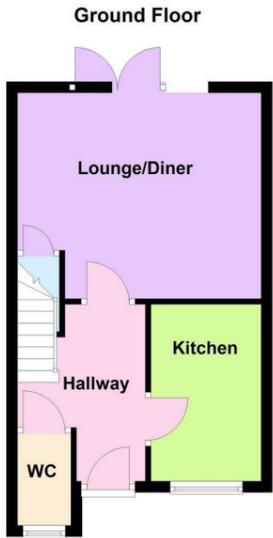


FLOOR PLAN

- DIMENSIONS**
- Hallway**
- Kitchen**
10'5" x 6'6" (3.2 x 2)
- Lounge Diner**
14'1" x 12'1" (4.3 x 3.7)
- Downstairs Cloakroom**
- Landing**
- Bedroom One**
9'2" x 14'1" (2.8 x 4.3)
- Bedroom Two**
6'6" x 14'1" (2 x 4.3)
- Bathroom**
6'6" x 7'2" (2 x 2.2)



FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.
VIEWING Via our office at 22a Cross Street, Enderby, LE19 4NJ
Telephone: 0116286 9700 • Email: sales@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestegg-properties.co.uk/
FREE PROPERTY VALUATIONS Looking to sell? Need a valuation?
Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County – total coverage for your home.
Call us on 0116 2811 300 for free advice.
OFFER PROCEDURE If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.
MONEY LAUNDERING Money laundering regulations 2003 – Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.
These details do not constitute part of an offer or contract.
Agents notes- FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy, these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

8 Mill Hill View, Sapcote, Leicester, LE9 4GF

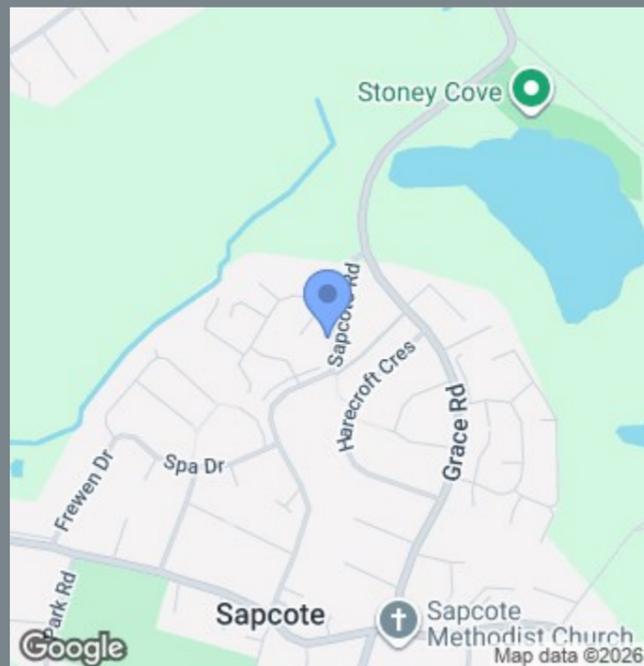
£240,000

OVERVIEW

- Impeccably Presented Semi Detached Home
- Fabulous Village Location
- Ideal First Time Purchase
- Hallway & Kitchen
- Lounge Diner & Downstairs Cloakroom
- Two Double Bedrooms
- Modern Bathroom
- Driveway & Lovely Gardem
- Viewing Is A Must
- EER - B, Freehold, Tax Band - B

LOCATION LOCATION....

Mill Hill View is located within the charming village of Sapcote, a well-regarded and semi-rural setting popular with families and commuters alike. The village offers a range of everyday amenities including a convenience store, local shops, pubs and community facilities, while more extensive shopping and leisure options can be found in nearby Hinckley, Narborough and at Fosse Park. Sapcote benefits from reputable local primary schooling, with secondary schools easily accessible in surrounding areas. The village has a strong sense of community, supported by local groups and recreational facilities, and residents enjoy access to nearby parks, open green spaces and countryside walks, ideal for outdoor activities and relaxation. Millhill View is particularly well positioned for travel, with convenient access to the M1 and M69 motorway networks, good road links via the B4669 and A5, and nearby rail services from Narborough, making it an excellent choice for commuters seeking village living with strong connectivity.



THE INSIDE STORY

Nestled within a modern development in a charming village setting, this wonderful semi-detached home offers stylish, low-maintenance living & still benefits from the reassurance of an NHBC certificate. Beautifully presented throughout, it must be viewed to be fully appreciated. A welcoming entrance hall leads into the thoughtfully designed ground floor. The kitchen is fitted with elegant white shaker-style cabinetry, creating a timeless look, complemented by ample work surface space. Integrated appliances include a dishwasher, fridge freezer, cooker & hob, providing a sleek & practical environment ideal for everyday cooking or entertaining. To the rear of the property, the lounge diner offers a bright & versatile living space with plenty of room for both comfortable seating & a dining table. Whether relaxing in the evening, hosting friends or enjoying family meals, this room adapts effortlessly to suit your needs. French doors open directly onto the garden, allowing natural light to pour in & creating a seamless flow between indoor & outdoor living. A convenient downstairs cloakroom completes the ground floor. Upstairs, the landing leads to two generously sized double bedrooms, both offering flexibility as restful sleeping spaces, guest accommodation or even a home office. The modern bathroom is finished in a contemporary style, providing a fresh & relaxing space. Externally, the property benefits from a driveway, while the rear garden features a patio area ideal for outdoor seating & a lawn, offering a pleasant setting to unwind or entertain. A superb opportunity to acquire a well-maintained home in a desirable village location, combining modern comfort with everyday practicality.

