

FLOOR PLAN

DIMENSIONS

Lounge

13'2 x 10'07 (4.01m x 3.23m)

Kitchen

11'8 x 10'07 (3.56m x 3.23m)

Dinning Room

9'5 x 7'2 (2.87m x 2.18m)

Bathroom

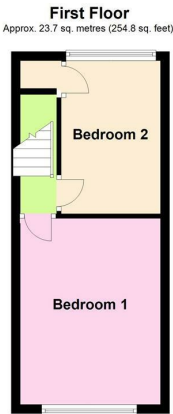
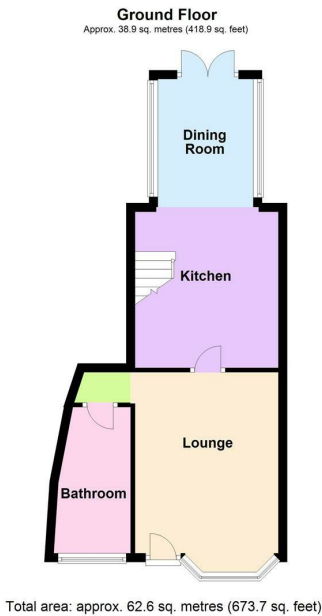
11'6 x 5'8 (3.51m x 1.73m)

Bedroom One

11'8 x 10'07 (3.56m x 3.23m)

Bedroom Two

11'8 x 7'6 (3.56m x 2.29m)



103 Stanton Road, Sapcote, LE9 4FR
Offers In Excess Of £200,000

OVERVIEW

- Two Double Bedrooms
- Spacious Downstairs Bathroom
- Sunny & Secure Rear Garden
- Front Garden
- Bayfront Lounge
- Modern Property Throughout
- Open Plan Kitchen Dinner
- EPC Rating D
- Freehold Property
- Council Tax Band - B

LOCATION LOCATION....

Nestled in the picturesque Leicestershire countryside, Sapcote is a charming and sought-after village known for its tranquil ambiance and strong sense of community. Rich in history, the village boasts notable landmarks such as the medieval church of All Saints and the scenic Stoney Cove, a popular spot for divers. Residents enjoy the convenience of a well-stocked Co-op food store and easy access to nearby towns and cities. With its blend of rural charm and modern amenities, Sapcote offers an idyllic setting for those seeking a peaceful yet connected lifestyle.



THE INSIDE STORY

Charming Two-Bedroom End-of-Terrace Home in Sought-After Sapcote Village

Discover this beautifully designed and spacious two-bedroom end-of-terrace home, perfectly located in the highly desirable village of Sapcote.

Just a short stroll away is the picturesque Stoney Cove, and the village centre, complete with a convenient Co-op food store, is within easy reach.

As you step inside, you are greeted by a warm and inviting lounge featuring a bay window at the front and a decorative fireplace with a wooden mantle. The ground floor is adorned with elegant LVT flooring, creating a seamless and stylish look throughout.

The thoughtfully designed kitchen boasts shaker-style wall and base units and is equipped with integrated eye-level electric ovens, a microwave oven, fridge freezer, and washing machine. The kitchen flows effortlessly into a charming dining area, brightened by double glazing and double French doors that open onto the delightful rear garden.

A lobby area leads to a ground floor bathroom, where you'll find a traditional white suite, including a double-ended bath with claw feet and a mixer shower with a rain head. The bathroom also features a wash basin and W.C., with white Metro tiles partially adorning the walls. Inset ceiling spotlights and two windows, one to the front and one to the side, enhance the space.

Upstairs, the landing area leads to two bedrooms. The first bedroom is a spacious double with a front-facing window, while the second bedroom includes a built-in cupboard and a rear-facing window.

Outside, the property features a charming picket fence and slate fore garden at the front, with access to the rear garden conveniently located on the left-hand side. The rear garden offers a paved patio area, a lush lawn, and a practical timber shed, providing a delightful outdoor retreat.

Don't miss the opportunity to make this enchanting home in Sapcote village yours!

