



## Leicester Road, Sapcote, Leicester, LE9 4JE

- Offered to Market with No Upward Chain
- Lounge
- Two Double Bedrooms
- Enclosed Garden
- 360 Virtual Tour
- Kitchen-breakfast room
- Conservatory
- Shower room and Separate Bathroom
- Driveway
- Gas Central Heating and Double Glazing

**Asking Price £300,000**





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## DESCRIPTION

Nestled in the charming village of Sapcote, this delightful dormer-detached bungalow on Leicester Road presents an exceptional opportunity for those seeking a tranquil lifestyle with modern conveniences. The property is situated in a private gated cul-de-sac, ensuring peace and privacy while being conveniently close to local shops, schools, parks, and various amenities.

This spacious bungalow is thoughtfully designed over two floors, offering a generous layout that is perfect for comfortable living. With two well-proportioned bedrooms and two bathrooms, it caters to both families and individuals alike. The inviting reception room provides a warm and welcoming space for relaxation and entertaining guests with double glazed French doors leading to the conservatory, which has views over the well stocked and mature rear garden.

The property is presented in a ready-to-move-in condition, allowing you to settle in without the hassle of immediate renovations. Additionally, the bungalow boasts parking for two vehicles, making it convenient for residents and visitors.

For those who appreciate the beauty of countryside living, this home is ideally located with excellent road and public transport links to Hinckley town centre and Leicester City. This ensures that you can enjoy the serenity of village life while still having easy access to urban amenities.

With no upward chain, this property is ready for you to make it your own. Whether you are a first-time buyer, a downsizer, or looking for a peaceful retreat, this bungalow offers a perfect blend of comfort, convenience, and charm.

Don't miss the chance to view this lovely home in a sought-after location, call your local Hunters estate agents Wigston to find out more and arrange your viewing.

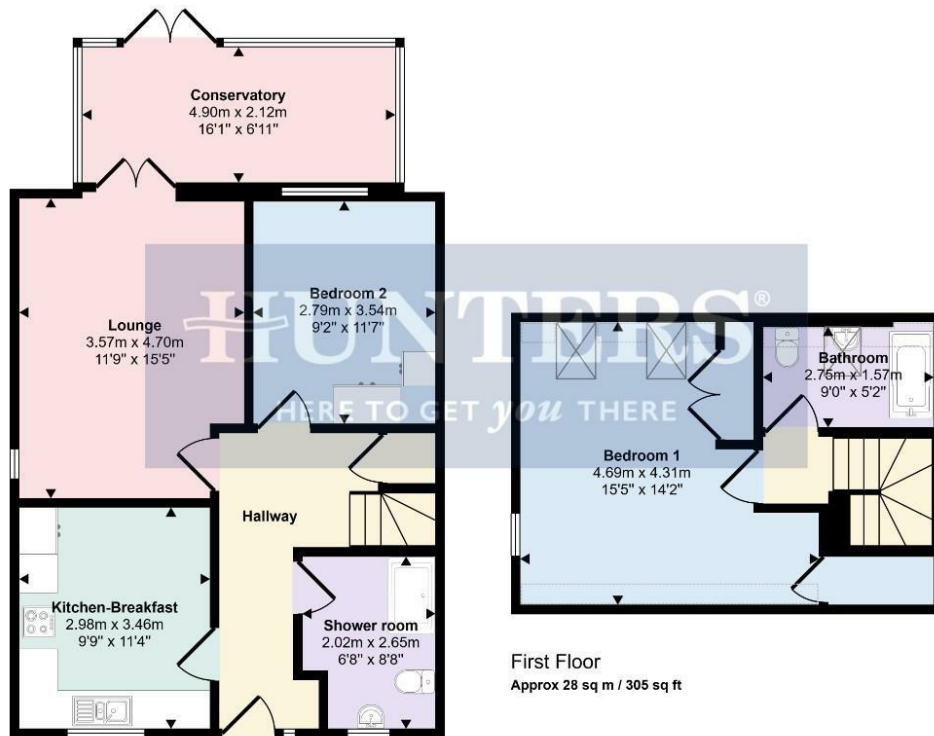








Approx Gross Internal Area  
94 sq m / 1012 sq ft



**Ground Floor**  
Approx 66 sq m / 708 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

### Viewings

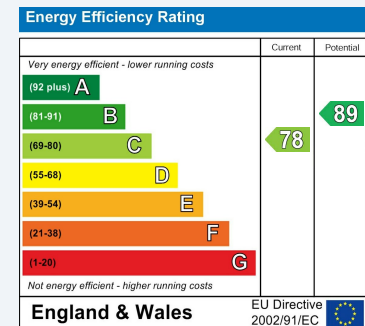
Please contact [wigston@hunters.com](mailto:wigston@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.