



READINGS

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Calver Crescent

Sapcote, Leicester, LE9 4JD

Offers Over £300,000



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Nestled within the popular village of Sapcote, this delightful detached house on Calver Crescent offers a tranquil retreat in a sought-after location. With its welcoming porch and hall, this property invites you into a world of comfort and possibility.

Upon entering, you will find a convenient downstairs toilet, ideal for guests and everyday use. The heart of the home lies in the spacious lounge/dining room that spans the width of the house, providing a versatile and inviting space for entertaining friends and family. Natural light cascades through the large windows and doors creating a warm and inviting ambience.

To the front of the property, you will discover a kitchen that provides ample storage and workspace. Adjacent to the kitchen is a handy utility room, offering practicality and convenience for your laundry needs.

One of the highlights of this property is conservatory at the rear, featuring electronically controlled blinds. This versatile space extends your living area and provides an idyllic spot to enjoy views of the garden and countryside beyond. Imagine unwinding with a cup of coffee or hosting memorable gatherings with loved ones in this setting.

The front and rear gardens are not overlooked, and the pretty, low maintenance rear garden presents a serene escape, perfect for enjoying outdoor activities or simply basking in the sun. Beyond the garden lies vast open fields, which offer a truly enchanting backdrop. Heading upstairs, you will find four generously sized bedrooms, each benefiting from wardrobes, providing ample storage for all your belongings. Completing the upper floor is a convenient shower room, catering to the needs of a busy household.

The property also boasts a driveway, front garden, and single integral garage with an electric door, ensuring convenient off-road parking and secure storage for your vehicles and belongings.

For sale with no chain, this property presents an exciting opportunity for those seeking a new chapter in their lives.

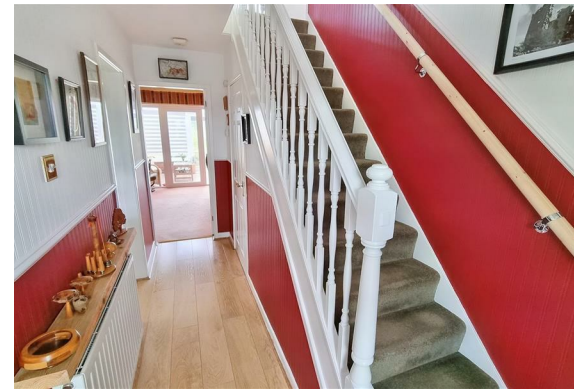
Location

With its rich history, vibrant community, and convenient amenities, Sapcote offers a charming countryside lifestyle with easy access to modern conveniences.

Families will be pleased to know that Sapcote boasts excellent schools within its catchment area. The village is home to Sapcote Primary School, providing quality education for younger children. There are also other reputable schools in nearby villages and towns, ensuring a range of educational options for families.

Public transport options in Sapcote are convenient and reliable. The village is well-served by bus routes, connecting residents to neighbouring towns and villages. Whether you're commuting to work or exploring the wider region, the public transport network offers convenience and accessibility.

For those who prefer traveling by car, Sapcote benefits from excellent access to major motorways. The nearby M69 and M1 motorways provide quick and convenient links to Leicester, Coventry, and Birmingham, making it an ideal location for those who need to commute or enjoy exploring nearby cities.





Despite its peaceful rural setting, Sapcote itself has a range of amenities to cater to residents' needs. The village boasts a selection of local shops, including a convenience store, where you can find everyday essentials. There are also charming pubs and restaurants, perfect for enjoying a meal or catching up with friends. Sapcote's close proximity to other areas of interest is another advantage. Just a short drive away, you'll find Hinckley, a vibrant market town that offers a wider range of shopping, dining, and entertainment options. The historic city of Leicester, with its cultural attractions, shopping centres, and renowned universities, is also easily accessible from Sapcote.

Nature lovers will appreciate Sapcote's beautiful surroundings and the abundance of countryside walks and parks nearby. The village itself is surrounded by picturesque fields and green spaces, providing a peaceful and scenic environment for outdoor activities and leisurely strolls.

In summary, Sapcote village offers a range of amenities and convenient access to education, public transport, and major motorways. With its charming character, beautiful countryside views, and proximity to nearby towns and cities, Sapcote presents an attractive location for those seeking a countryside retreat without sacrificing modern comforts and conveniences.

Porch and hall

Cloaks/WC

Lounge/dining room

Conservatory

Kitchen

Utility

Landing

Bedroom one

Bedroom two

Bedroom three

Bedroom four

Shower room

Garage

Consumer Protection Legislation

CONSUMER PROTECTION LEGISLATION - These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

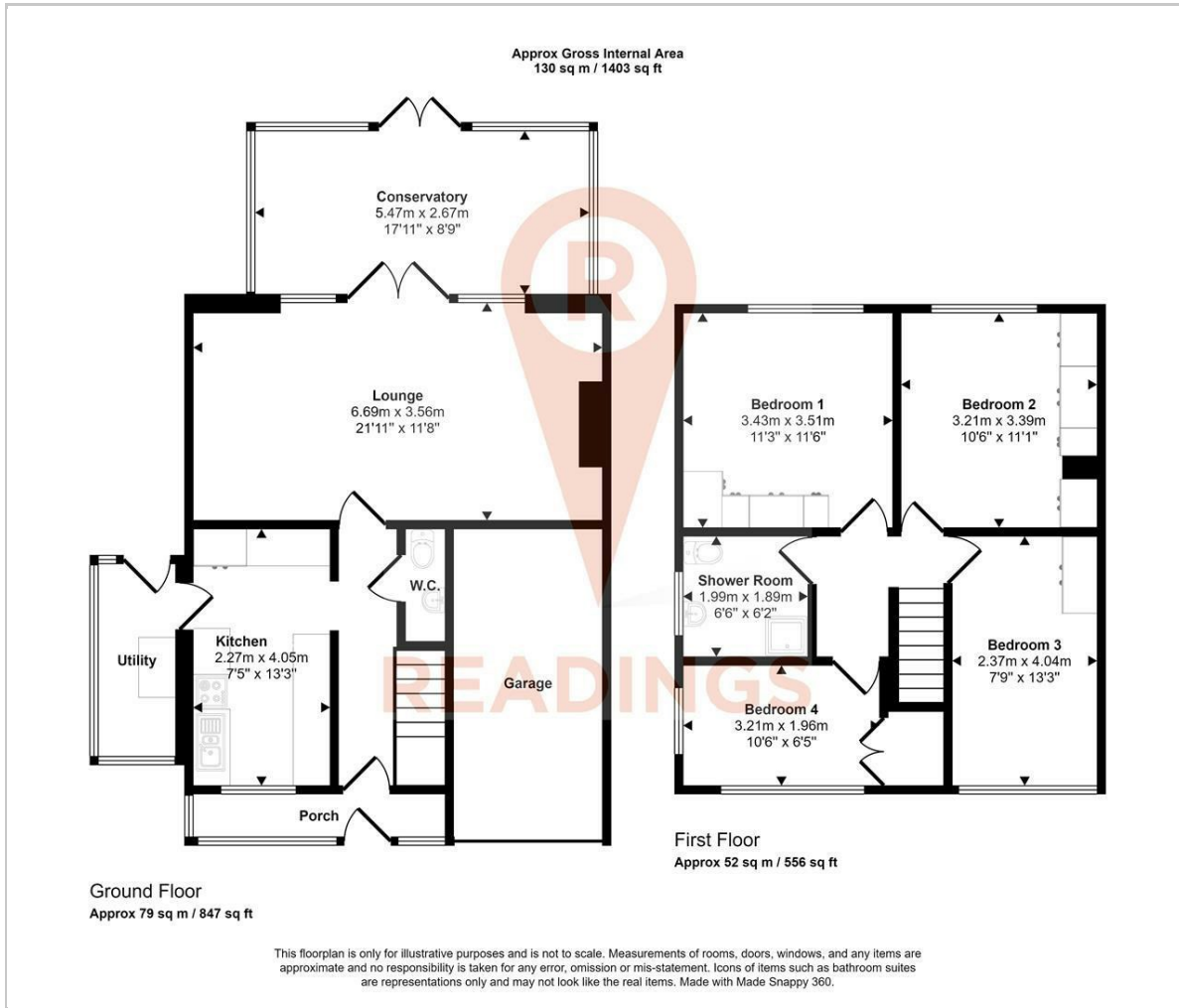
Tenure

The property is being sold freehold with Vacant Possession upon completion. **FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price. **SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.

Anti Money Laundering

Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002 all prospective purchasers proceeding with a purchase will be asked to provide us with photographic I.D. (e.g. Passport, driving licence etc) and proof of address (e.g. Current utility bill, bank statement, council tax demand). This information will be required before solicitors are instructed on a sale or purchase.

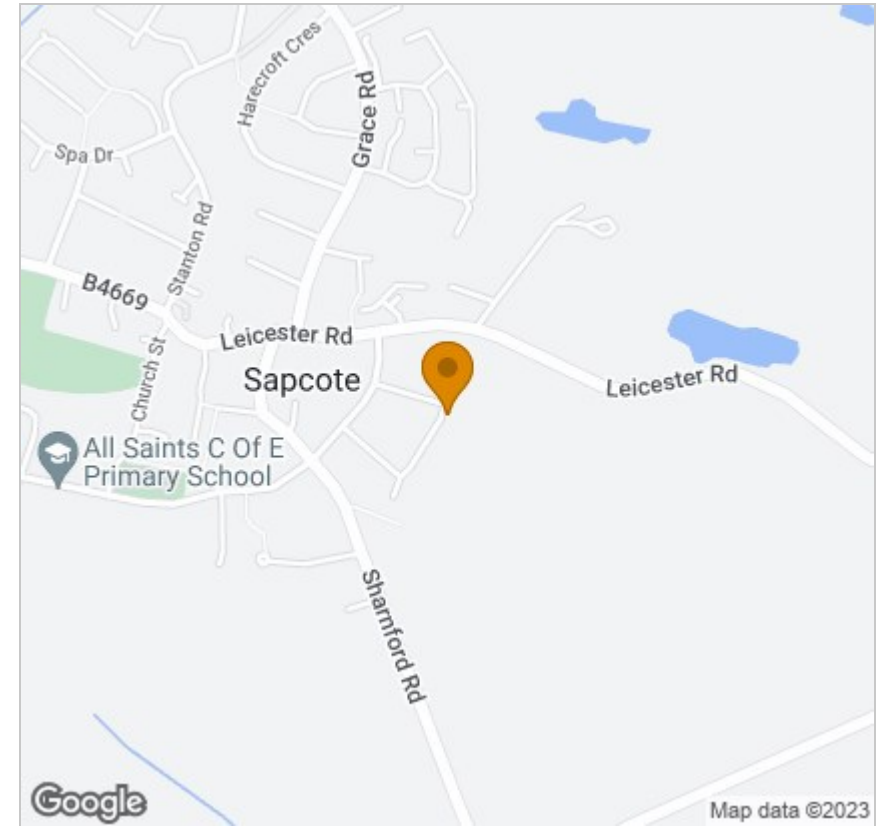
Floor Plan



Viewing

Please contact our Leicester Office on 0116 2227575 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

