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# For Sale

Tel: 024 7635 7645



**£180,000**

10 Sapcote Road, Stoney Stanton, Leicester LE9 4DW



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KEY ESTATE AGENTS

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# 10 Sapcote Road

Stoney Stanton, Leicester LE9 4DW

**£180,000**



- ***Traditional freehold mid-terraced residence***
- ***Highly sought-after village center location***
- ***Ideal for first-time buyers, investors or downsizers***
- ***Lounge with feature fireplace & Separate dining room with stairs to first floor***
- ***Well-fitted kitchen with a neatly fitted range of units***
- ***Useful Utility / lean-to area***
- ***Two double bedrooms with built-in wardrobes***
- ***Versatile third room with potential to reconfigure***
- ***Garden area with various outbuildings***
- ***EPC rating -D***

Here is an excellent opportunity to acquire a traditional freehold mid-terraced residence, conveniently situated within the center of this highly sought-after village location. Ideally suited to first-time purchasers, investors or downsizers, this well-maintained property benefits from gas central heating and uPVC double glazing throughout.

The accommodation is well laid out and briefly comprises: a welcoming lounge featuring a fireplace, a separate dining room with staircase rising to the first floor, and a neatly fitted kitchen offering a comprehensive matching range of base, drawer and wall units. A side door provides access to a useful utility/lean-to area, offering additional storage and practicality.

To the first floor there is a landing giving access to two double bedrooms, both benefiting from a range of built-in wardrobes. There is also a third room providing access to the shower room, which could be utilised as a dressing room, third

bedroom, home office, or alternatively could be incorporated to extend the existing shower room, subject to requirements.

Externally, the property enjoys a garden area together with a selection of useful outbuildings, ideal for storage or workshop use.

Overall, this is a well-presented home in a popular village location, and early inspection is highly recommended.

## **Lounge**

11'9 x 11'0 (3.58m x 3.83m)

## **Dining Room**

11'9 x 10'9 (3.58m x 3.28m)

## **Kitchen**

12'2 x 6'4 (3.71m x 1.93m)

## **Utility / Lean-to**

12'3 x 4'8 (3.73m x 1.42m)

## **Bedroom 1**

12'3 x 11'10 (3.73m x 3.61m)

## **Bedroom 2**

10'9 x 9'2 (3.28m x 2.79m)

## **Dressing room / bedroom 3**

6'5 x 6'5 (1.96m x 1.96m)

## **Shower-room**

6'2 x 5'6 (1.88m x 1.68m)



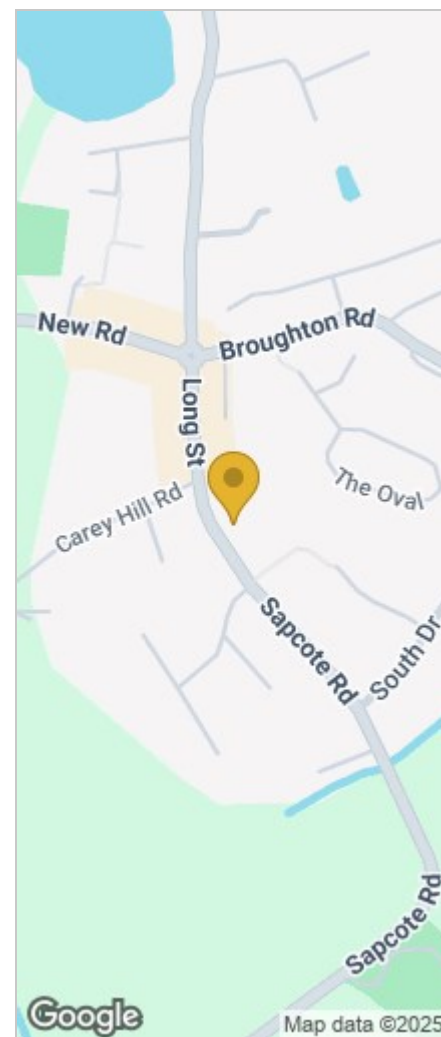




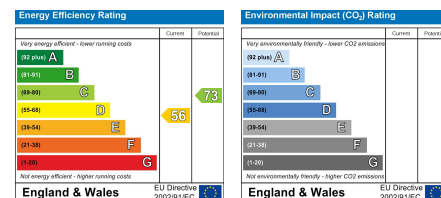
## Floor Plan



## Area Map



## Energy Efficiency Graph



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