



## 46 Leicester road, Sapcote, LE9 4JF

### Offers in excess of: £160,000

Lots of potential on offer for this 2 bedrooms cottage. Located in the lovely village of Sapcote, this property is available chain free and in need of a refurb. You will find a living room, breakfast kitchen & cloakroom to the ground floor. On the 1st floor there is a large double bedroom and a spacious family bathroom. To the 2nd floor, you will find an additional bedroom. Please note that there is no heating in this property but a gas meter has just been installed and is ready to be connected once the new buyer install a new gas central heating system.

2 x Bed

1 x Bathroom

1 x Reception

**Hope Estates**  
25 Long street  
Stoney Stanton  
Tel: 01455616999  
Email: [info@hopeestates.co.uk](mailto:info@hopeestates.co.uk)







- 2 bedrooms terraced property

- Lots of potential

- Ideal Investors

- Village location

- Large garden

- Large bathroom







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Porch 1.32m x 1.33m

Porch from the front door, opened onto the living room. Carpet flooring.

Living room 3.64m x 3.64m

Great size living room with bay window to the front elevation, carpet flooring. Door leading to the kitchen.

Breakfast kitchen 2.97m x 2.73m

Kitchen with tiled flooring, window to the rear elevation and door leading to the enclosed rear garden.

Cloakroom 1.76m x 0.84m

Low level toilets and hand washing basin located under the stairs with a sliding door.

Stairs and Landing

Stairs and landing from the kitchen to the master bedroom and bathroom. Carpet flooring.

Master bedroom 3.60m x 3.60m

Large master bedroom with window to the front elevation. Carpet flooring.

Bedroom 2 3.36m x 3.19m

Located under the roof, spacious double bedroom with window to the front elevation. Carpet flooring. Please note that the ceiling height is currently 1.80m in this room.

Garden

There is a large garden to the rear of the property with a patio area and large lawn area. There is a brick built outbuilding for additional storage and a green house. A right of way is in existence for the neighbours.

Front of the property

Hidden behind a small stone wall, you have pedestrian access from Leicester road. Parking is possible on the street.



All measurements are approximate and for illustrative purposes only. Photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale with the property. We have been unable to confirm whether certain items in the property are in full working order, The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission an expert report where appropriate. Hope Estates are the vendors or lessors of this property whose agents we give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract and should not be incorporated into a contract. (ii) no person in the employment of Hope Estates has any authority to make or give any representation or warranty whatever relation to this property and no prospective purchaser should rely on any statements as being representation or warranty.

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