

FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge  
11'0 x 16'4 (3.35m x 4.98m)

Dining Room  
11'0 x 12'6 (3.35m x 3.81m)

Kitchen  
10'4 x 7'9 (3.15m x 2.36m)

Study  
10'4 x 9'9 (3.15m x 2.97m)

Downstairs Bathroom

Bedroom One  
11'8 x 9'4 (3.56m x 2.84m)

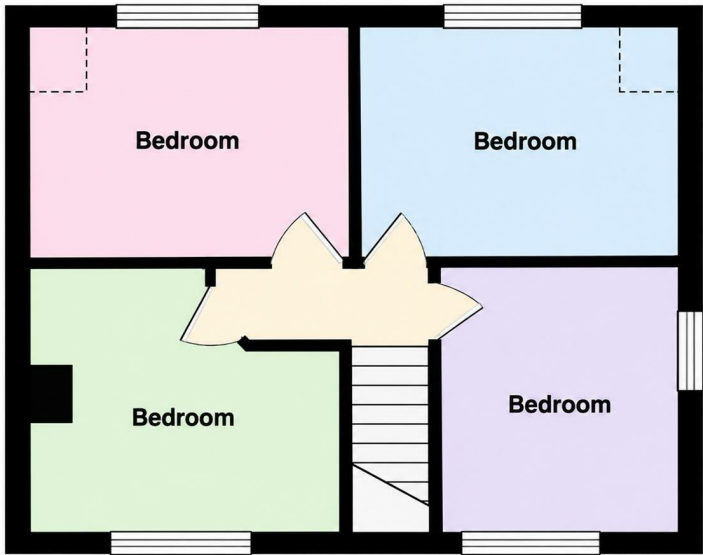
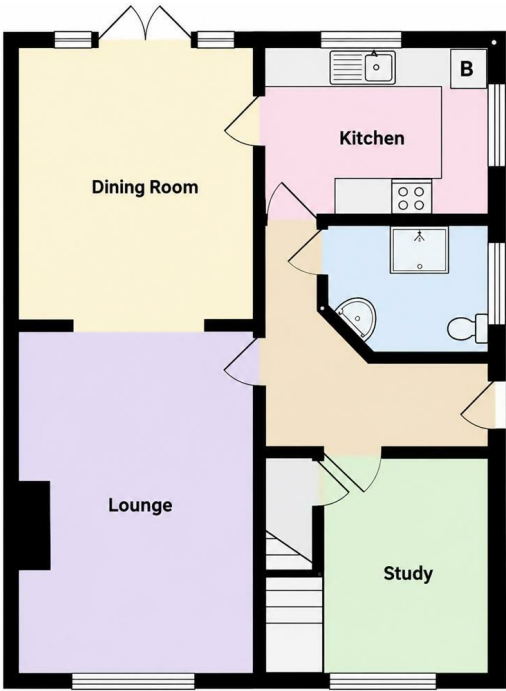
Bedroom Two  
11'0 x 8'10 (3.35m x 2.69m)

Bedroom Three  
10'1 x 8'10 (3.07m x 2.69m)

Bedroom Four  
6'11 x 9'4 (2.11m x 2.84m)

Garage  
7'8 x 17'6 (2.34m x 5.33m)

Workshop  
12'5 x 11'1 (3.78m x 3.38m)



**FIXTURES AND FITTINGS** All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.  
**VIEWING** Via our office at 22a Cross Street, Enderby, LE19 4NJ  
Telephone: 0116286 9700 • Email: [sales@nestegg-properties.co.uk](mailto:sales@nestegg-properties.co.uk) who will be pleased to arrange an appointment to view. Or visit our website at [www.nestegg-properties.co.uk/](http://www.nestegg-properties.co.uk/)  
**FREE PROPERTY VALUATIONS** Looking to sell? Need a valuation?  
Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County – total coverage for your home.  
Call us on 0116 2811 300 for free advice.  
**OFFER PROCEDURE** If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.  
**MONEY LAUNDERING** Money laundering regulations 2003 – Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.  
These details do not constitute part of an offer or contract.  
**Agents notes- FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY.** Whilst every attempt has been taken to ensure the accuracy, these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

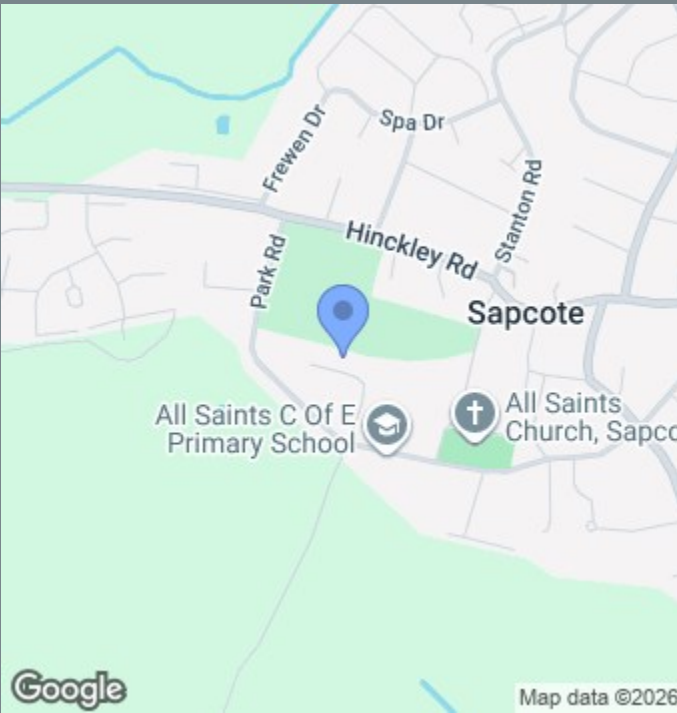
29 Castle Close, Sapcote, Leicestershire, LE9 4LB  
Offers Over £270,000

# OVERVIEW

- Four Bedroom Semi Detached Family Home
- Lounge Diner
- Modern Fitted Kitchen
- Study/Sitting Room
- Downstairs Family Shower Room
- Private Rear Garden
- Driveway, Garage And Workshop
- Freehold, Council Tax Band C, EER Rating D
- Must Be Viewed

# LOCATION LOCATION....

Castle Close is a tucked-away cul-de-sac within the popular village of Sapcote, ideally positioned within easy walking distance of the village centre, Co-op, Post Office, local pubs & All Saints Church of England Primary School. Sapcote Recreation Ground, cricket club & children’s play facilities are also nearby, while surrounding footpaths provide plenty of opportunities for countryside walks. For commuters, there is convenient access towards Hinckley, Leicester & the M69, with Hinckley railway station providing connections to Leicester & Birmingham.



# THE INSIDE STORY

*This well presented four-bedroom, semi-detached family home is offered for sale in the popular village of Sapcote and has great accommodation over two floors for any growing family. It really is a tardis so prepared to be wowed when you step through the front door. Enter through the front door into the entrance hall with doors to your downstairs living. There s a useful area that is big enough to have a desk and a computer for anyone working from home. The lounge is to the front with a bay window allowing lots of natural daylight to flow through but also had a cosy feel with the log burner. A perfect room to relax in after a long day. The dining area has ample space for a table and chair, ideal from family meals, with French doors opening out into the garden. To the front is another room that has the versatility to be adapted to suit your family needs, either a study or lounge. The modern kitchen is fitted with an array of wall and base units, space for a fridge freezer, oven and plumbing for a washing machine. The ground floor family bathroom is fitted with a walk-in shower, hand wash basin and low level WC. To the first floor are four bedrooms with the fourth previously being the bathroom so could easily be converted back if required. The rear garden is laid to lawn with a patio area perfect for entertaining in the warmer months. A gate at the bottom of the garden opens out onto the park and cricket playing fields, ideal for a stroll with the family in the evening. To the front is a driveway providing off road parking for several cars leading to a garage and workshop. Viewing is highly recommended to appreciate all this home has to offer.*

