



Buckwell Road, Sapcote, Leicester. LE9 4FD

- Two Bedroom Detached Bungalow On Corner Plot Position
- Well Presented Accommodation Throughout
- Sought After Village Location
- Entrance Hall, Good size Living Room
- Recently Fitted Kitchen With Bifolds
- Two Double Bedrooms And Family Bathroom
- Large Driveway Providing Car Standing For Numerous Vehicles, Front Garden
- Garage, Garden Store & Enclosed Rear Garden
- Viewing Essential to Appreciate
- EPC Rating D & Council Tax Band C



PROPERTY DESCRIPTION

A spacious and well presented two double bedroom detached bungalow situated on a large wrap around corner plot in the sought after village of Sapcote. Offering an abundance of off road parking, a light and airy modern kitchen & good sized lounge with log burner. In brief the bungalow comprises of entrance hall with wooden flooring and oak doors leading off to all accommodation. The lounge has a large window to the front and fitted with wooden flooring and log burner. The recently fitted kitchen has window to rear and bifolds to the garden letting in lots of natural light, fitted with an abundance of wall and base shaker style units, integrated appliances & breakfast bar. There are two good size double bedrooms, one to the front and one to the rear of the property and the accommodation is completed by a modern family bathroom. Externally the driveway provides parking for several vehicles with further hardstanding and gives access to the single garage, front garden and two gates giving access to the rear and garden. The low maintenance garden has fence surround and access to the garden store. Viewing come highly recommended. EPC rating D & Council tax band C .



ROOM DESCRIPTIONS

Entrance Hall

5' 5" x 16' 1" (1.65m x 4.90m)

Lounge

15' 11" x 12' 1" (4.85m x 3.68m)

Breakfast Kitchen

14' 7" max x 9' 2" (4.45m x 2.79m)

Bedroom

12' 10" into robes x 12' 2" (3.91m x 3.71m)

Bedroom

12' 10" x 10' 11" (3.91m x 3.33m)

Bathroom

7' 2" max x 5' 9" (2.18m x 1.75m)

External

Driveway

Garage

18' 7" x 8' 3" (5.66m x 2.51m)

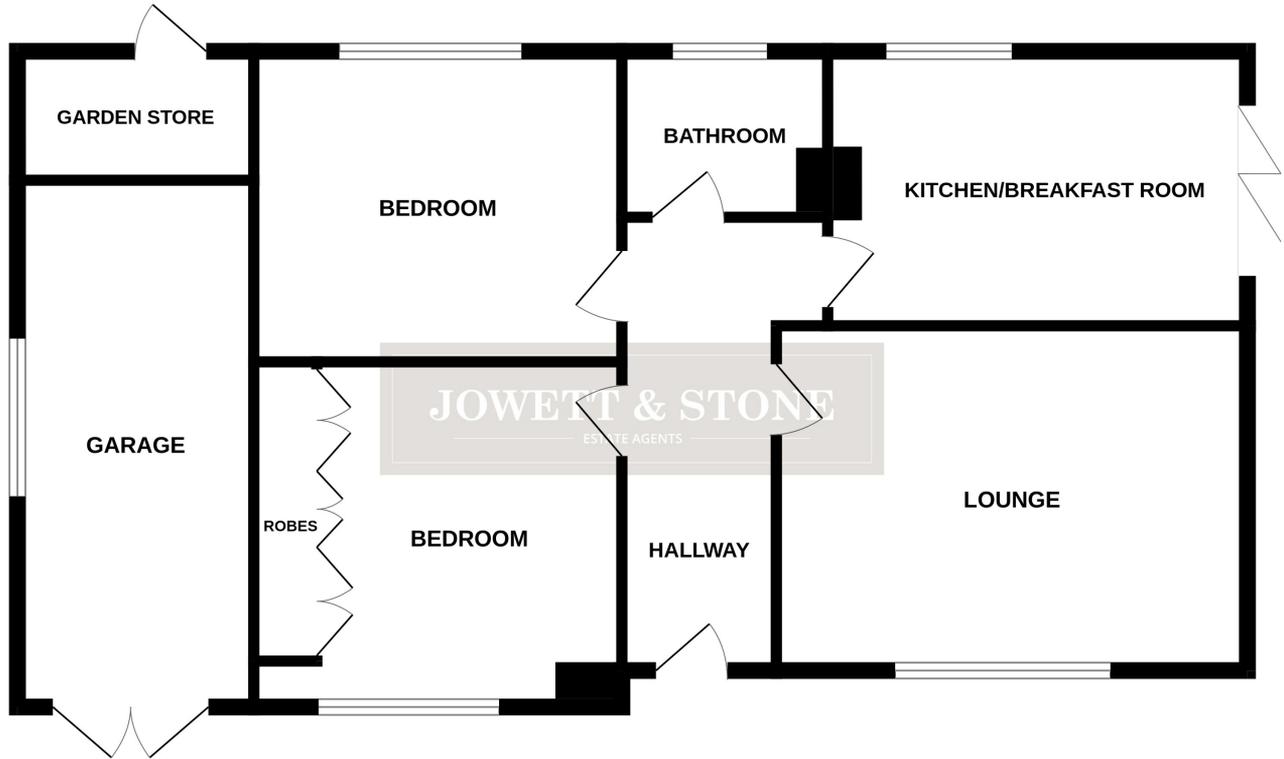
Garden Store

8' 3" x 4' 0" (2.51m x 1.22m)

Front & Rear Garden



GROUND FLOOR
958 sq.ft. (89.0 sq.m.) approx.



TOTAL FLOOR AREA : 958 sq.ft. (89.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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