

TO
LET



Sharnford Road, Sapcote, Leicester LE9 4JN

£750 pcm

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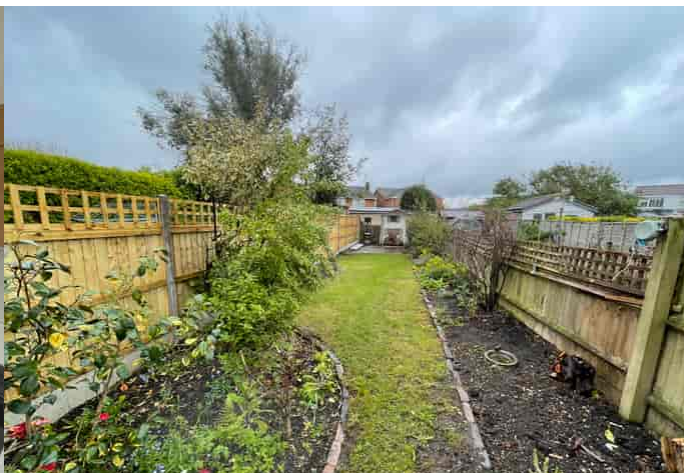
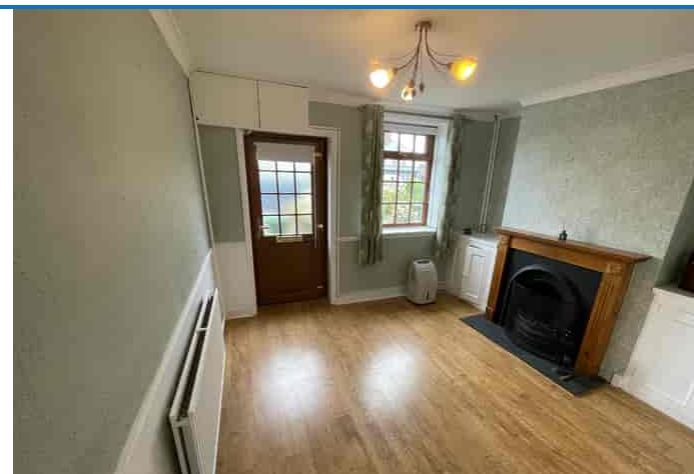


PROPERTY DESCRIPTION

Beautiful Cottage! - Situated in this quiet village location you will find this pretty cottage which has good sized accommodation comprising, lounge, dining room, fitted kitchen, utility area, first floor landing, two sizable bedrooms and family bathroom. The property benefits from gas fired central heating to radiators, UPVC double glazing with attractive private gardens to the rear and garden area to the front. The property comes with NO CHAIN and early viewing is highly advised!

POINTS OF INTEREST

- *Charming Cottage*
- *Two Bedrooms*
- *Lounge*
- *Dining Room*
- *Fitted Kitchen*
- *Beautiful Gardens*
- *No Chain*
- *Viewing Essential*



ROOM DESCRIPTIONS

Ground Floor

Lounge

11' 7" x 10' 5" (3.53m x 3.17m) UPVC double glazed window to the front aspect, UPVC double glazed door to the front aspect, feature fire place, laminate flooring and radiator.

Dining Room

11' 7" x 11' 0" (3.53m x 3.35m) Window to the rear aspect and radiator.

Fitted Kitchen

9' 5" x 5' 7" (2.87m x 1.70m) Two windows to the side aspect, door to the side aspect, being fitted with a range of wall and base units with built in oven, hob, extractor, sink/drainer, plumbing for washing machine.

Utility Area

UPVC double glazed window and door to the rear aspect, being fitted with base units.

First Floor

First Floor Landing

Bedroom One

13' 1" x 10' 6" (3.99m x 3.20m) UPVC double glazed window to the front aspect, over stairs cupboard and radiator.

Bedroom Two

11' 1" x 9' 4" (3.38m x 2.84m) UPVC double glazed window to the rear aspect and radiator.

Family Bathroom

9' 10" x 7' 7" (3.00m x 2.31m) UPVC double glazed window to the rear aspect, being fitted with three piece suite comprising, low level wc, hand wash basin, bath and built in airing cupboard.

Front Garden

To the front of the property there is a garden area giving access to the front of the property.

Rear Garden

To the rear of the property there are beautifully maintained laid to lawn gardens with patio area, flower beds and shed.

Additional Notes:

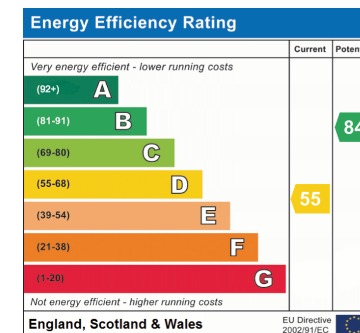
Council tax band A (Blaby District Council)

Standard Brick Construction / Tiled Roof

Connected to mains gas/water/electric/sewerage

Multiple Choice for Broadband/phone signal

No flood risks that we are aware of





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