



Connells

Lockley Gardens
Sapcote Leicester



Property Description

Modern Home in a Quiet Village Cul-de-Sac

Situated within a peaceful cul-de-sac in the desirable village of Sapcote, offers well-presented and practical accommodation ideal for first-time buyers, families, downsizers or investors.

The property benefits from a quiet setting while remaining conveniently close to local amenities and excellent transport links.

Located in a quiet residential cul-de-sac within a popular village setting. Close to local shops, pubs and everyday amenities. Easy access to Hinckley, Stoney Stanton and surrounding villages.

Excellent commuter links via the A5, M69 and A47, connecting Leicester, Coventry and Birmingham. Surrounded by countryside walks and green spaces. Well-regarded local schooling options nearby.

Well-located home combining peaceful village living with excellent commuter convenience. Early viewing is highly recommended.



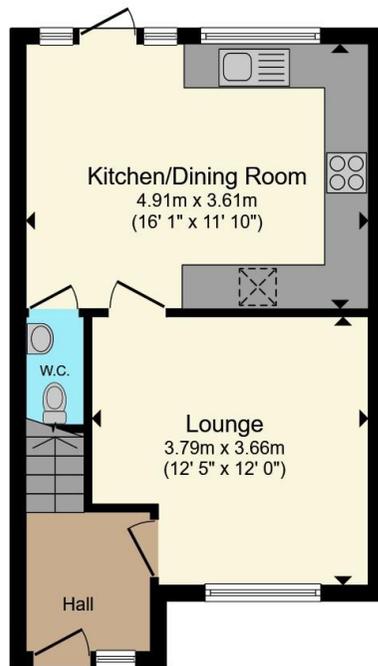
Agent's Note

Please be aware that the information we have about this property is limited. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

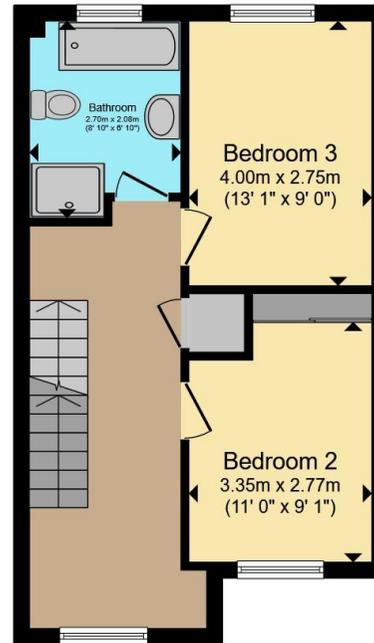




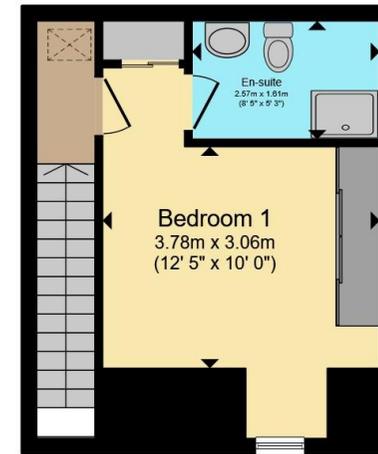




Ground Floor



First Floor



Second Floor

Total floor area 99.6 m² (1,072 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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88 Castle Street
 HINCKLEY LE10 1DD

EPC Rating: C Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/HIN313858



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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