



4 Bedroom House - Detached
located on Morley Road, Leicester
£300,000

**UP Estates**



****NO UPWARD CHAIN**** - Situated in a quiet residential location within the popular village of Sapcote, this four-bedroom detached home offers spacious accommodation and convenient access to local amenities. This property is an excellent opportunity to create a beautiful family home, it is in need of modernisation throughout but this will allow you to make it your own.

The property welcomes you through the entrance hallway which provides access to the main living spaces. To the rear of the property is the living room, enjoying pleasant views over the rear garden and providing a comfortable space for relaxing or entertaining. Completing the ground floor is the kitchen, positioned at the front aspect of the property. The kitchen is fitted with a range of built-in cupboards and worktop space, with additional access to the side of the property for convenience. Upstairs, the home offers four well-proportioned bedrooms, of which some benefit from useful built-in cupboard space. The accommodation is served by the family bathroom which features a standing shower unit.

Externally, the property boasts a good size beautiful rear garden with extension opportunities to the back of the property. The garden is ideal for relaxing or entertaining family and friends on those summer afternoons. To the front of the home there is a private driveway, front lawn and access to the integrated garage, providing both parking and additional storage. This home presents an excellent opportunity for families seeking a peaceful yet well-connected village setting with plenty of opportunity for development.

£300,000

- NO UPWARD CHAIN
- FOUR BEDROOM DETACHED HOME
- QUIET RESIDENTIAL LOCATION
- GOOD SIZED BEDROOMS
- ATTRACTIVE REAR GARDEN IDEAL FOR RELAXING AND ENTERTAINING
- PRIVATE DRIVEWAY AND FRONT LAWN
- INTEGRATED GARAGE
- CONVENIENT ACCESS TO LOCAL AMENITIES
- IN NEED OF MODERNISATION BUT HAS DEVELOPMENT OPPORTUNITIES





IMPORTANT NOTE TO PURCHASERS

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their condition or functionality.

All measurements are approximate and intended



as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.



All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.



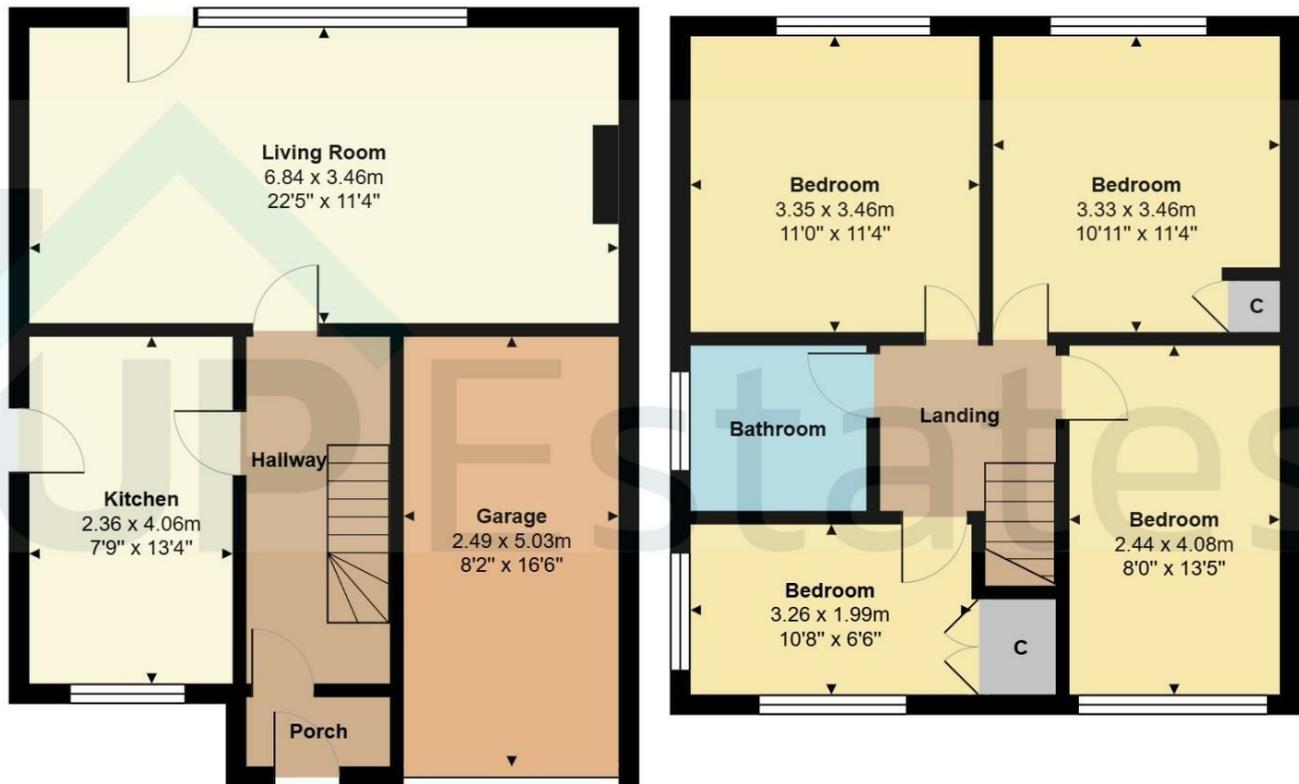
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Morley Road, Sapcote, Leicester





Total Area: 95.7 m² ... 1030 ft² (excluding garage)

All measurements are approximate and for display purposes only

CONTACT

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