





28 William Spencer Avenue, Sapcote, Leicester, LE9 4NF

Offers Over £400,000

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https://maisonestates.co.uk/

28 William Spencer Avenue, Leicester LE9 4NF

VIDEO TOUR AVAILABLE TO VIEW NOW FOR A CLOSER LOOKNO CHAIN***Modern 4 BEDROOM DETACHED HOME in Sapcote, built by David Wilson Homes, featuring a stunning orangery, 2 reception rooms, driveway, garage and beautifully landscaped garden. Popular village setting make this an ideal family property.

4 2 1 B

Council Tax Band: E





SOLD WITH NO UPWARD CHAIN

A modern four bedroom detached home built by David Wilson Homes in 2016, positioned in the desirable village of Sapcote. This well designed property offers generous living accommodation, quality finishes, and a layout ideal for families, professionals, and those seeking a premium village setting.

Location – Sapcote Village:
Sapcote is a popular Leicestershire village known for its friendly community feel and convenient access to surrounding towns. Nearby amenities include:
- Local shops, cafés, and everyday services
- Excellent road links to Hinckley, Leicester, and the M69
- Nearby green spaces, walking routes, and leisure facilities
- Reputable schools within easy reach

The location offers a balance of rural charm with practical connectivity.

Living Accommodation:
Spacious Living Room A bright, well proportioned lounge providing a comfortable main reception space with ample room for family living and relaxation.

Kitchen & Orangery – Open Plan Living:
A modern kitchen fitted with built in appliances, flowing seamlessly into the impressive orangery. This standout space features bi-fold doors opening onto the garden, creating a superb indoor outdoor feel ideal for entertaining.

Separate Dining Room :
A dedicated dining room offering flexibility for formal meals, hosting, or additional family space.

Bedrooms & Bathrooms:
- Four spacious bedrooms, including a principal bedroom with a separate en-suite
- Bedroom 4 currently utilised as a dressing room, complete with quality built in furniture
- Family bathroom fitted with a shower
- Three W/Cs throughout the property

Rear Garden:
The rear garden is a key feature of the home, beautifully landscaped to provide an attractive and low maintenance outdoor space. It includes:
- A well designed patio area ideal for seating and outdoor dining
- Artificial turf offering year round greenery with minimal upkeep
- Access from both the orangery's bi fold doors and the living room's French doors, creating excellent flow between indoor and outdoor living.

This garden is perfectly suited for relaxing, entertaining, and enjoying the space in all seasons.

Parking & External Features:
- Driveway for two cars
- Detached garage equipped with power and light
- Private rear garden accessed via bi fold doors from the orangery

Additional Features:
- Many windows fitted with wooden shutter blinds
- Light fittings will remain as part of the sale
- Quality build and finish typical of David Wilson Homes
- Furnishings are negotiable, offering flexibility
- Security alarm system and external cameras installed
- Strong energy performance with EPC 81 (Band B)

Contact MAISON Estates

Buyers are recommended to undertake a survey and check catchment areas for schooling. Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and whilst care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck them.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order.

The photographs depict certain parts of the property. Buyers should not assume that any contents are included in the sale and that the property remains in the condition as photographed.

MONEY LAUNDERING REGULATIONS 2003
Potential buyers will be asked to supply formal identification once an 'offer to purchase' has been agreed.

Consult MAISON Estates for further information.









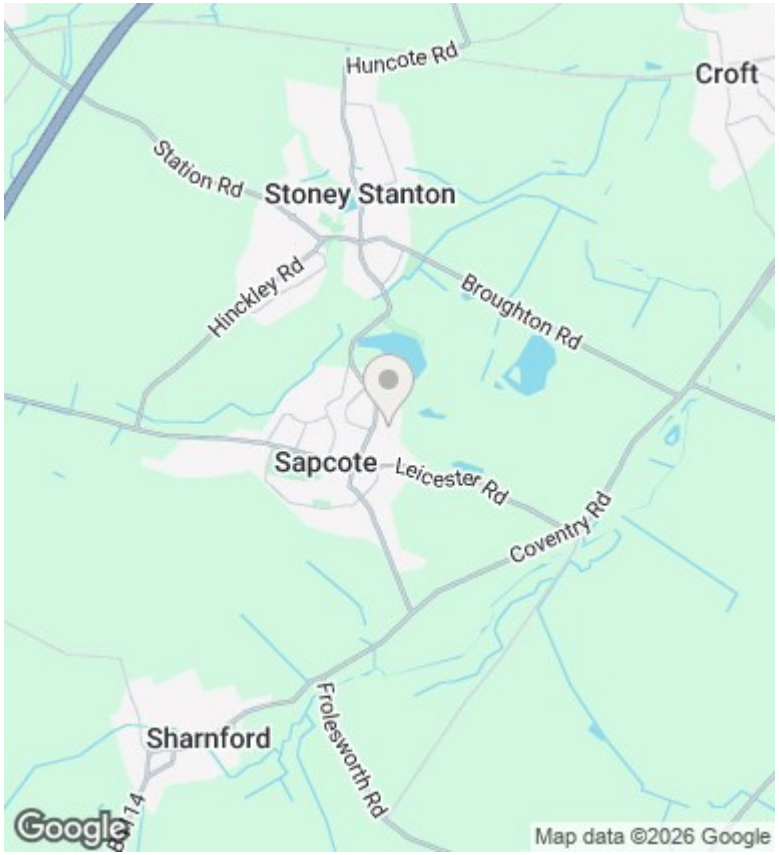












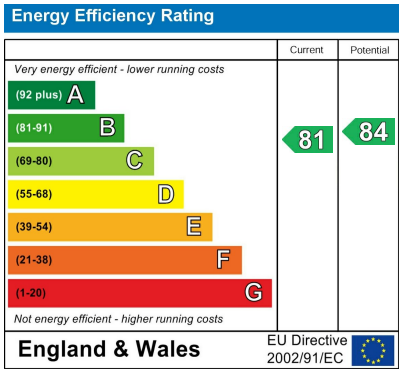
Directions

Viewings

Viewings by arrangement only. Call 024 7667 5288 to make an appointment.

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