



**Moat Place, Bassett Lane, Sapcote, LE9 4FB**  
**Asking Price £500,000**





# Moat Place, Bassett Lane, Sapcote, LE9 4FB

A fantastic opportunity to purchase this BRAND NEW, SPACIOUS, THREE BEDROOMED DETACHED BUNGALOW with INTEGRAL GARAGE in the delightful village of Sapcote. Benefiting from brand new fixtures and fittings throughout, LARGE DRIVEWAY and a GENEROUS GARDEN with patio area. This property offers the perfect mixture of indoor and outdoor living space.

## ENTRANCE HALLWAY

The front door opens to reveal the tastefully decorated entrance hallway which includes painted walls which are complimented by the wood effect flooring. In built cupboards provide excellent storage space and one cupboard houses the pipework for the underfloor heating and gas combination boiler, further doors lead to....

## KITCHEN / BREAKFAST ROOM

17'2" x 13'0" (5.24 x 3.97)

The spacious, open plan kitchen / dining room which includes a brand new kitchen benefiting from a range of

shaker style wall and base cupboard units with modern black handles, light wooden worktops and freestanding island unit.

There are a variety of integrated appliances comprising of a full sized fridge / freezer, dishwasher, electric oven, microwave oven and induction hob with extractor hood over as well as a wine fridge.

The room has been tastefully decorated throughout with painted walls which are complimented by the tiled flooring which flows through to the open plan dining area and seating space. The room is well lit via a double glazed window and skylights.

## LIVING / DINING ROOM

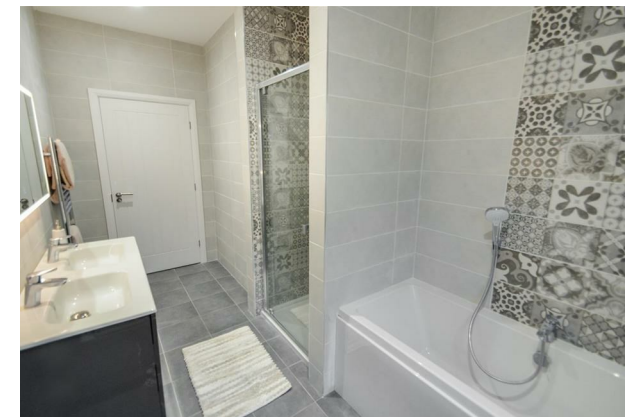
24'4" x 17'2" (7.42 x 5.24)

The spacious living / dining area flows through from the kitchen and offers the perfect space to relax and entertain. The room has been beautifully decorated throughout with painted walls which are complimented by the tiled flooring with underfloor heating. Dual skylights allow for ample natural light along with the bi-fold doors which open onto the private rear garden and patio area.

## MASTER BEDROOM

17'4" x 13'1" (5.29 x 4.01)

This large master bedroom suite is well



lit via the double glazed window which overlooks the private rear garden. The room has been beautifully decorated throughout with painted walls which are enhanced by the luxurious carpeted flooring, double wall lights and feature ceiling light whilst a walk in wardrobe provides excellent storage space.

### WALK IN WARDROBE

This walk in dressing room has been well decorated with painted walls and luxurious carpeted flooring. In built wardrobes provide excellent storage space.

### EN SUITE SHOWER ROOM

8'4" x 7'2" (2.56 x 2.20)

This en suite shower room includes a three piece white suite comprising of a low level WC, vanity wash hand basin with chrome mixer tap and walk in double shower with rainfall shower and glass shower screen. The room is well finished with painted walls and tiled flooring with underfloor heating.

### BEDROOM TWO

19'1" x 13'2" (5.84 x 4.02)

Bedroom two is a spacious double with painted walls which are complimented by the luxurious carpeted flooring and dual double glazed windows looking to the front elevation. Double wall mounted lights and a feature ceiling light help to finish the room.

### BEDROOM THREE

15'7" x 9'7" (4.75 x 2.94)

The third double bedroom includes neutral decor comprising of painted walls and luxury carpeted flooring. A double glazed window look to the rear elevation whilst wall mounted double lights and a feature ceiling light help to finish the room.

### BATHROOM

14'1" x 7'2" (4.30 x 2.20)

This family bathroom includes a five piece white suite comprising of a low level WC, his

and hers wall hung vanity wash hand basin with chrome mixer tap and light up mirror over, bath with chrome mixer tap and walk in double shower with glass shower screen and rainfall shower. The room is finished with tiled walls with contrasting floor tiles and underfloor heating.

### INTEGRAL GARAGE

19'10" x 13'1" (6.05 x 4.01)

The integral single garage benefits from light and power and includes an up and over garage door as well as a single door leading to the entrance hallway.

### OUTSIDE

To the front of the property is a block paved driveway leading to the garage which offers parking for a number of vehicles and is enclosed with a planted boarder.

The generous rear garden has been beautifully landscaped and is mainly laid to lawn with low maintenance planted, shrubbed boarders. A patio area with newly laid slabs offers the perfect space for alfresco dining.

### THE SITE

This newly developed detached bungalow sits on land that previously formed the moat to Sapcote Castle, a medieval motte and bailey castle built and occupied from the 11th to 13th century. The property is bordered by the remnants of a landscaped bank, into which archers fired arrows for practice.

### PLEASE NOTE

Tenure: Freehold

This property is part of an exclusive new development of 4 detached bungalows. Each has been thoughtfully designed throughout to maximise the space on offer and ensure that nothing is wasted. Higher ceilings have been used throughout on Moats Place to

increase the overall feeling of space, this is evident in the bedrooms which benefit from 2.55m ceilings whilst the living / kitchen / dining room includes 4.2m ceilings to really maximise the space.

\*Please note - the photos shown in this advert are of Plot 1 and are just to show an example of the finish on offer\*

\*Viewers advised - Although the bungalows themselves are finished, the access to the site is still being completed therefore viewers are advised to wear adequate footwear for viewings\*

This property comes with a standard new build warranty.

### DISCLAIMER

Fixtures and fittings other than those mentioned are to be agreed with the Seller. All measurements are approximate and are taken using a laser tape. Statements contained within this brochure are provided in good faith and are understood to be accurate, although cannot be guaranteed since we rely on information provided by other parties. Prospective purchasers are advised to satisfy themselves as to the validity of the information contained, either by inspection or through their solicitors, prior to any exchange of contracts to purchase. Services have not been tested and it is recommended that purchasers undertake independent tests on all services and mechanical installations, prior to exchange. Details correct at time of going to print.

## SUMMARY OF ACCOMMODATION

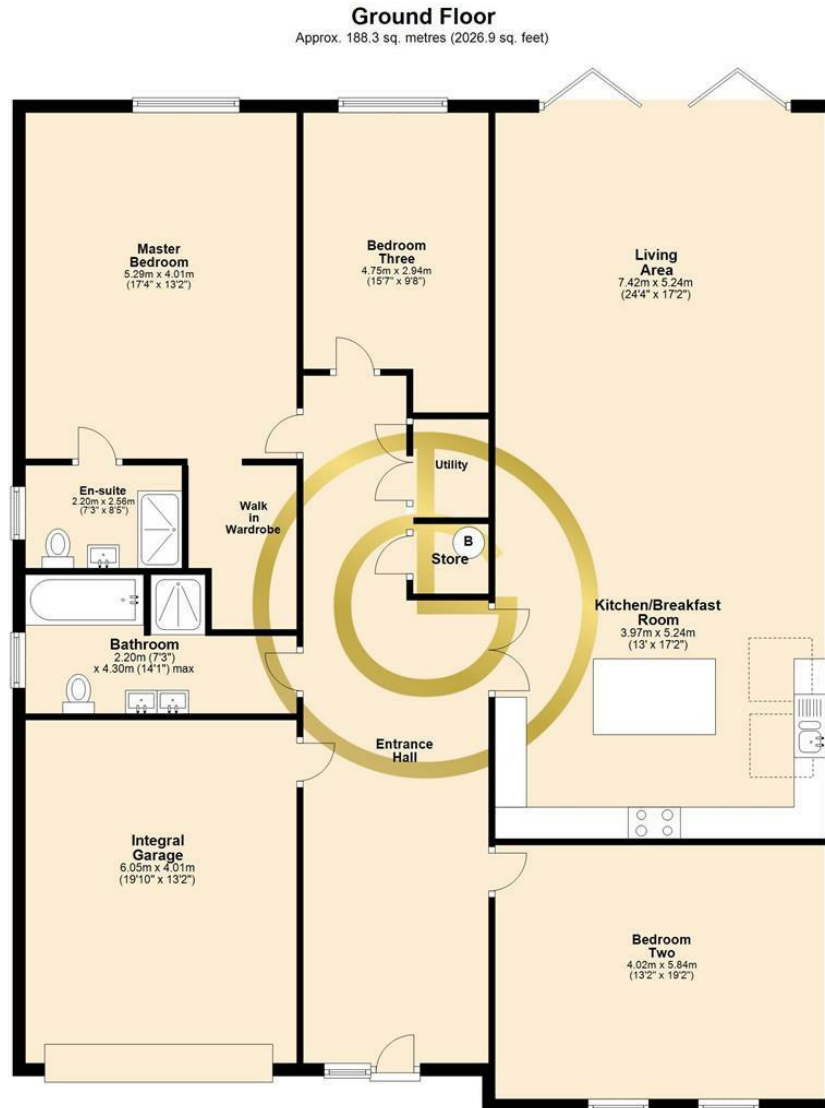
- Brand New Detached Bungalow
- Three Double Bedrooms
- Brand New Kitchen with Integrated Appliances & Island
- Spacious Living Room with Bi-Fold Doors
- Dressing Room with Fitted Wardrobes
- En Suite Shower Room to Master Bedroom
- Bathroom with Four Piece Suite
- Underfloor Heating & Double Glazing Throughout
- Block Paved Driveway & Integral Garage
- Standard New Build Warranty





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APROX. GROS INTERNAL FLOOR AREA 1537.00 sq ft




Total area: approx. 188.3 sq. metres (2026.9 sq. feet)

## GENERAL INFORMATION

**TENURE:** Freehold

**LOCAL AUTHORITY:**

Blaby District Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	





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The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.



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