

JAMES SELICKS

17 THORPE GARDENS

LITTLETHORPE, LEICESTERSHIRE
LE19 2LD

OFFERS OVER £350,000



A stunning, recently refurbished and cleverly extended, four bedroom detached family home. Located at the head of this quiet cul-de-sac, the house offers spacious accommodation over three floors including a superb dining kitchen and three bathrooms, south-facing field views to the rear, a driveway and garage.

Entrance hall • cloakroom • dining kitchen • sitting room • three first floor bedrooms • two bathrooms • stunning second floor master bedroom, Juliet balcony, walk-in wardrobe & en-suite • off road parking • garage • south-facing rear garden • NO CHAIN • EPC - C

Accommodation

The property is entered via a smart composite door with a storm canopy over, into a bright entrance hall with a window to the front and herringbone style wood effect laminate flooring, housing the stairs to the first floor and a cloakroom with a window to the side, providing a two piece suite. The sitting room has herringbone style wood effect laminate flooring and also has uPVC French doors onto the patio area.

The contemporary dining kitchen has inset ceiling spotlights and herringbone style wood effect laminate flooring throughout. The kitchen area boasts an excellent range of eye and base level units and drawers with blockwood preparation surfaces and a polycarbonate sink and drainer unit with mixer tap and window above. Integrated appliances include electric double ovens, a microwave, an induction hob and extractor unit over and a dishwasher. There is also ample space for an American style fridge-freezer and automatic washing machine. The dining area has uPVC French doors leading onto the patio entertaining area.

To the first floor is a landing housing the staircase to the second floor. Bedroom two is a double, with French doors to a Juliet balcony enjoying countryside views, and an en-suite having a tiled, glazed shower enclosure with flexible and rainforest shower heads, a low flush WC and a pedestal wash basin, inset ceiling spotlights, laminate flooring and a window to the rear. Bedroom three has a window to the front and whitewash style laminate flooring. Bedroom four has a window to the rear with field views. The family bathroom provides a panelled bath with a glazed shower screen, flexible and rainforest shower heads, a low flush WC and a pedestal wash hand basin, cushioned laminate flooring and an obscure glazed window to the front.

To second floor houses the fantastic master bedroom suite, enjoying an abundance of light by virtue of two Velux rooflights and triple bi-fold doors opening onto a Juliet balcony affording countryside views. There is a walk-in wardrobe with a range of built-in, mirror fronted wardrobes and a contemporary tiled en-suite with an obscure glazed window to the rear, a walk-in glazed shower enclosure with flexible and rainforest shower heads, a vanity unit with drawers, a wash hand basin and enclosed WC, inset ceiling spotlights and a chrome heated towel rail.







Outside

A paved path leads to the front door behind a neat lawned and planted frontage. A side driveway provides off road parking and access to the garage. Gated side access leads to enclosed, south-facing rear gardens with paved and decked entertaining areas, an artificial lawn, slate chipped borders, fenced boundaries and field views.

Location

The village of Littlethorpe is situated approximately seven miles south of Leicester city centre and provides local amenities comprising a village hall, farm shop, public house and the historic Manor Gardens. A wider selection of facilities can be found within nearby Narborough, with a railway station with direct access into the city. The location is also convenient for the M1/M69 motorway networks and Fosse Retail Park.

Tenure: Freehold **Conservation Area:** None

Local Authority: Blaby District Council, **Tax Band:** D

Services: Offered to the market with all mains services and gas-fired central heating.

Broadband delivered to the property: tbc

Wayleaves, Rights of Way & Covenants: tbc

Flooding issues in the last 5 years : tbc

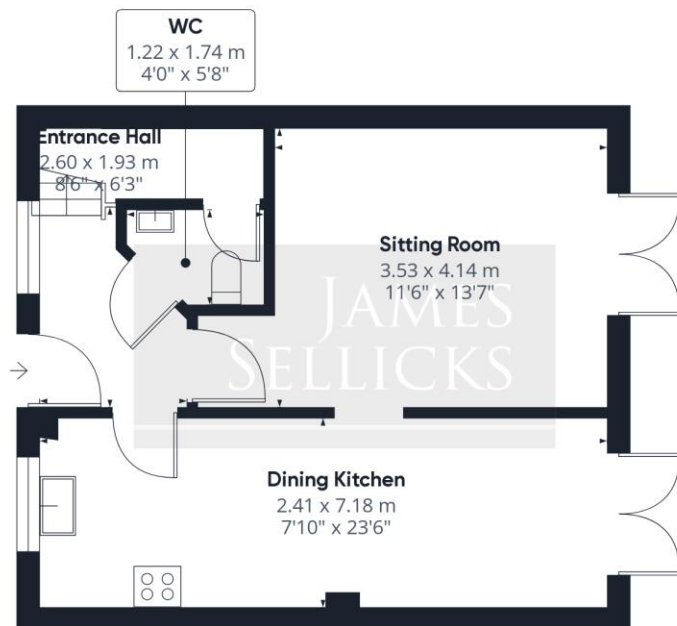
Accessibility issues : tbc

Planning issues: tbc

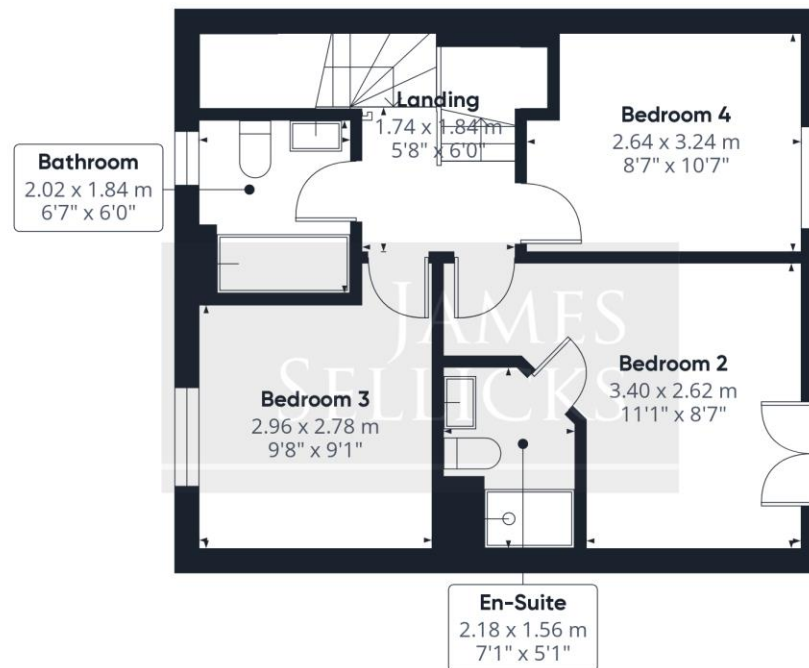




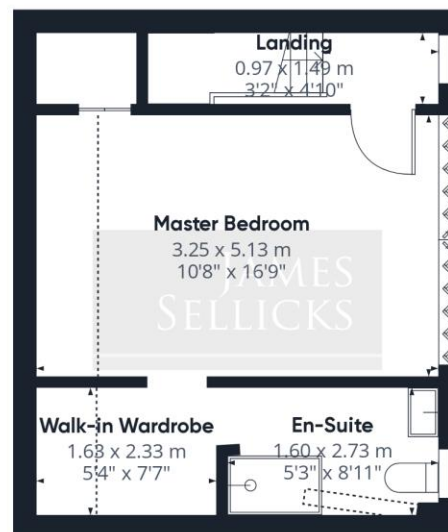




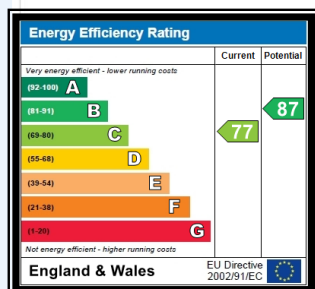
Floor 1



Floor 2



Floor 3



Approximate total area⁽¹⁾

107.65 m²

1158.73 ft²

Reduced headroom

3.75 m²

40.41 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Leicester Office
56 Granby Street
Leicester
LE1 1DH
0116 2854554
info@jamesselicks.com

Market Harborough Office
01858 410008

Oakham Office
01572 724437

jamesselicks.com



Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3) No person in the employment of James Sellicks has any authority to make or give any representation or warrant, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.

4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

