



FOR SALE

£385,000

4 Bed Detached House in Thorpe Gardens, Littlethorpe LE19 2LD



PROPERTY FEATURES

- Modern Detached
- Four Bedrooms
- Immaculate Presentation
- Kitchen Diner
- Master Ensuite
- Purpose Built Salon
- Landscaped Gardens
- Cul De Sac Position
- Village Location
- Contact Phillips George To View



FULL DESCRIPTION

Nestled on a peaceful cul-de-sac in the charming village of Littlethorpe, this modern four bedroom detached family home offers immaculate presentation throughout. Highlights include a spacious master bedroom with en-suite, beautifully landscaped gardens, a garage, and even a purpose built salon. Perfect for families seeking style, comfort, and practicality. Call Phillips George today to arrange your viewing.

ENTRANCE HALL

Main entrance hall with laminate wooden flooring, radiator, composite door to the front.

LOUNGE

17' 7" x 11' 9" (5.36m x 3.58m) Carpeted flooring, double glazed bay window to the front, living flame gas fire, radiator, French doors leading to diner.

STUDY

9' 3" x 7' 3" (2.82m x 2.21m) Laminate wooden flooring, radiator, double glazed window to the front, radiator.



GROUND FLOOR W.C

Comprising low level flush W.C and wash basin.

KITCHEN OPEN PLAN DINER

25' 6" x 9' 9" (7.77m x 2.97m) Spacious kitchen diner with stylish wall and base level units, sink and drainer, roll edged work surfaces, integral oven and hob with extraction over, double glazed window to the rear and double glazed French doors to the rear leading to garden, tiled flooring. Diner with tiled flooring, double glazed French doors to garden, double glazed glass roof panels to ceiling.





LANDING

Carpeted flooring, loft hatch.

MASTER BEDROOM

12' 0" x 11' 9" (3.66m x 3.58m) Carpeted flooring, double glazed window to the front, radiator, a range of fitted wardrobes.

MASTER EN-SUITE

Master en-suite comprising a shower cubicle, low level flush W.C and wash basin, opaque double glazed window to the side.

BEDROOM TWO

10' 6" x 9' 3" (3.2m x 2.82m) Carpeted flooring, double glazed window to the front, radiator, a range of fitted wardrobes.

BEDROOM THREE

9' 9" x 7' 10" (2.97m x 2.39m) Carpeted flooring, double glazed window to the rear, radiator.

BEDROOM FOUR

9' 9" x 6' 0" (2.97m x 1.83m) Carpeted flooring, double glazed window to the rear, radiator.

BATHROOM

Comprising a three piece suite, bath with glass screen and shower over, wash basin, opaque double glazed window to the side, tiling in part, radiator, low level flush W.C.

OUTSIDE

Landscaped rear garden with patio, leading to lawn, fenced borders, gated side access leads to front garden being landscaped providing ample off road parking and access to garage.

SALON

A purpose built working salon with power, lighting and drainage adhering to full building regulations (please note some items may not be included with sale)

GARAGE

With up and over doors, power and lighting.





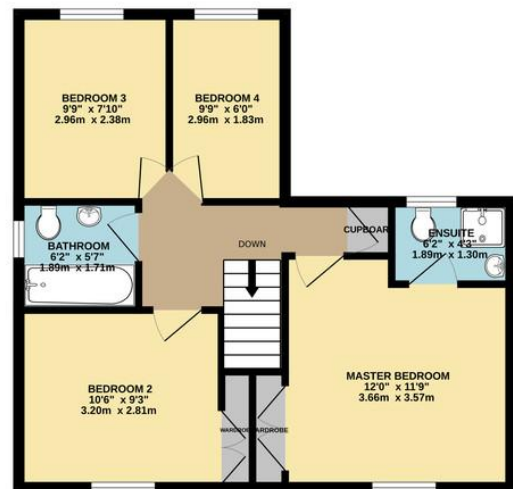
EPC to follow.



GROUND FLOOR
627 sq.ft. (58.2 sq.m.) approx.



1ST FLOOR
513 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA : 1139 sq.ft. (105.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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