



20 Station Road, Littlethorpe, LE19 2HS

£599,950

Situated in the highly regarded South Leicestershire village of Littlethorpe, 'The Old Farm House' has been updated to create a large family home with well appointed and flexible accommodation which retains a wealth of charm and character. The property briefly comprises: Entrance, Reception hall, Sitting room, Living room, Snug, Kitchen, Utility and a W.c To the first floor are five good sized bedrooms, one with an En-suite and Dressing room, and a further Family bathroom. Outside: Generous rear garden and a large garage.

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Open Planing Living / Dining / Sitting / Snug



Additional Image



The majority of the ground floor is open plan and has been well designed ensuring that some division can be created where required. Currently laid out into four main areas, a reception hall, sitting area, dining area and a further snug. There are various windows to the front, side and rear allowing an abundance of natural light, and two feature fireplaces.

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Kitchen
15'3" x 15'3" (4.67m x 4.67m)



Utility
13'8" x 6'7" (4.19m x 2.03m)



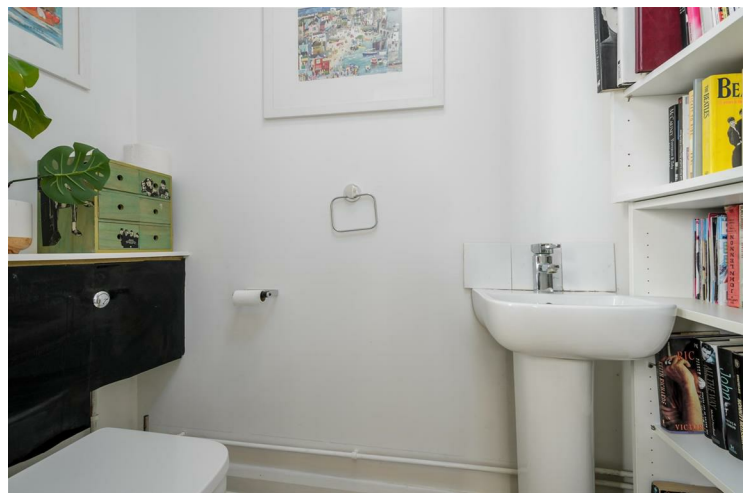
The kitchen is fitted with a good range of matching wall and base units, granite work surfaces with an inset sink and drainer, an electric oven, gas hob, cooker hood and an integrated dish washer, The floor is laid to a tiled finish with underfloor heating, there is a skylight window and bi-folding doors leading to the rear garden.

With a window to the rear aspect of the property, and a stainless steel sink drainer, radiator.

Additional Image



Downstairs WC



Fitted with a low level w/c and a wash basin.

First Floor Landing



With stairs rising from the ground floor, three windows to the rear aspect of the property, radiator.

En-Suite



With a walk-in shower, wash basin, low level wc and heated towel rail.

Master Bedroom

16'6" x 13'6" (5.05m x 4.14m)



With two windows to the front and side aspects of the property, two radiators, door to the en-suite and access to the dressing area.

Bedroom Two

13'5" x 8'2" (4.11m x 2.51m)



With a window to the side aspect, radiator and loft access.

Dressing Area

12'2" x 8'0" (3.73m x 2.44m)



With a window to the rear aspect, radiator.

Bedroom Three

12'9" max x 8'3" (3.91m max x 2.54m)



With a window to the side aspect, radiator.

Bedroom Four

10'7" max x 9'6" (3.23m max x 2.90m)



With a window to the side aspect, radiator.

Bedroom Five

11'6" x 10'9" (3.53m x 3.30m)



With a window to the side aspect, radiator.

Family Bathroom



With a window to the side aspect. Fitted with a suite to include a bath, shower cubicle, wash hand basin and low level wc, heated towel rail.

Additional Image



Outside



The generous and private rear garden is laid largely to lawn with mature surrounding borders and a substantial paved patio area. There is access to two storage areas and the tandem garage.

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Additional Image



Additional Image



Integral Garage 13.84m x 3.40m



With a garage door to the front, door to the side and access to a workshop.

Offer Procedure

If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

In order to satisfy money laundering regulations Carlton Estates are required to carry out checks to verify each parties identity.

Mortgages

Independent Mortgage advice is available through this office. If you wish to speak to our Independent Financial Adviser, please call our office to arrange an appointment.

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 - * NO sale no fee
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- CALL US NOW ON 0116 284 9636

Notes For Purchasers

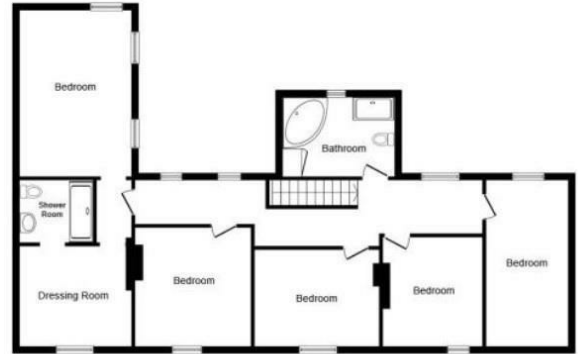
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (1) MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.
- (2) These particulars do not constitute part or all of an offer or contract.
- (3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- (4) Potential buyers are advised to recheck the measurements before committing to any expense.
- (5) Carlton Estates (Narborough) Ltd has not tested any apparatus, equipment, fixtures, fittings, or services and it is in the buyer's interests to check the working condition of any appliances.





Ground Floor



First Floor



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | 79 |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |