

Room Sizes

Entrance Hall

Downstairs WC

6'62" x 3'12"

Kitchen

10'10" x 8'17"

Lounge Diner

16'28" x 15'24"

First Floor Landing

Bedroom One

10'42" x 9'02"

En Suite Shower Room

5'94" x 4'3" max

Bedroom Two

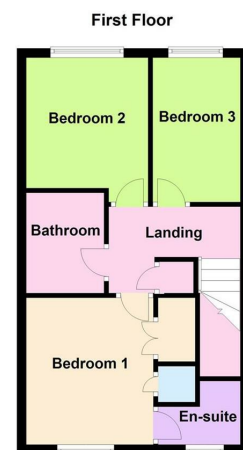
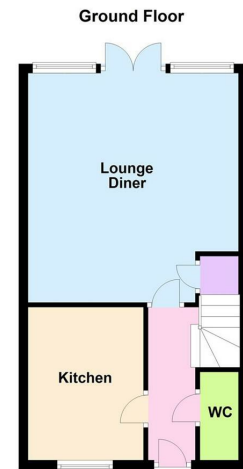
9'72" x 8'61" max

Bedroom Three

9'72" x 6'4"

Family Bathroom

7'15" x 5'56"



Thorpe Gardens, Littlethorpe, Leicester LE19 2LD

£249,950

FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.

VIEWING Via our office at 1a Lutterworth Road Blaby, Leicester, LE9 1RG

Telephone 0116 2772277 Email sara@nestestateagents.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk

FREE PROPERTY VALUATION Looking to sell? Need a valuation?

Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County - total coverage for your home.

Call us on 0116 2772277 for free advice.

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.

MONEY LAUNDERING Money laundering regulations 2003 - Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.

These details do not constitute part of an offer or contract.

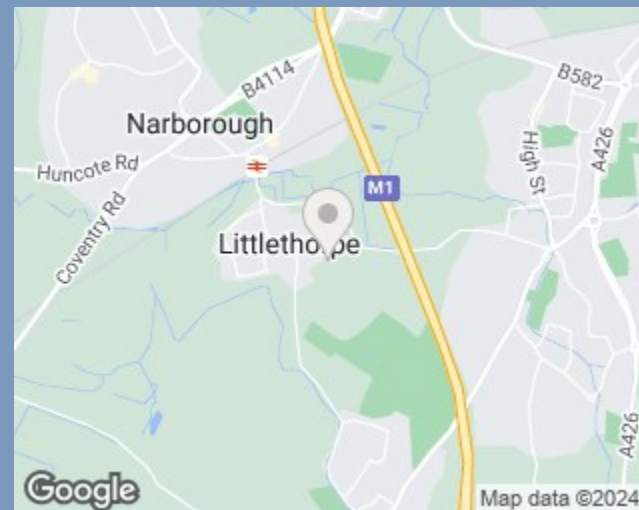
Agents notes - FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position and sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

The Story Begins

- Beautifully Presented End Townhouse
- Entrance Hall & Downstairs WC
- Modern Fitted Kitchen
- Spacious & Light Lounge Diner
- Three Well Proportioned Bedrooms
- En Suite Shower Room & Family Bathroom
- Off Road Parking & Pretty Enclosed Rear Garden
- Cul De Sac Position
- Viewing Highly Recommended
- EPC Rating - C, Council Tax Band - B & Freehold

Location Is Everything

The sought after Leicestershire village of Littlethorpe lies approximately seven miles from Leicester City Centre. Day to day shopping and leisure facilities are available in the village and in neighbouring Narborough which is within walking distance. Within a ten minute drive, wider facilities are available at Blaby, Fosse Park and Meridian Shopping, Entertainment and Business Centre. Narborough train station is conveniently located a short distance away with direct access to Birmingham and Leicester.



Inside Story

This well maintained end townhouse is prominently located in the highly desirable village of Littlethorpe. As you approach the property, a driveway offers parking for multiple vehicles and a gate grants access to the rear of the house. Upon entering through the front door, the entrance hall welcomes you with adequate storage space for coats and shoes, while a staircase leads to the first floor and a convenient downstairs WC.

The kitchen, positioned to the front of the house, has a window that fills the space with abundant of natural light. Equipped with a range of fitted wall and base units, a stylish contrasting worksurface, a stainless steel sink drainer, plumbing for a washing machine and dishwasher, as well as space for a fridge freezer, the kitchen also features an integrated oven with a gas hob and extractor hood. The lounge diner, the area offers ample room for dining, socialising, and relaxation, with space for a dining table and chairs, along with a cosy sitting area. Double doors lead out to the garden, seamlessly blending the indoor and outdoor spaces.

To the first floor, you will find three bedrooms, including two doubles and a comfortable single room. The master bedroom is enhanced by fitted wardrobes and a modern en suite shower room. The family bathroom features a chic white suite comprising a pedestal wash hand basin, low-level WC, a bath, and complementary wall tiling.

Externally, the rear garden is enclosed by fencing. Adorned with lawn, space for a shed, mature shrubs, and a patio area ideal for al fresco dining, the garden provides a charming setting to enjoy the outdoors during the warmer seasons.

