

1a Lutterworth Road Blaby, Leicester, LE9 1RG

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Room Sizes

Entrance Hallway

15'0 x 3'8 min

Downstairs WC

7'3 x 3'0

Living Room

15'0 (max 17'0") x 11'8

Dining Room

10'0 x 9'0

Upvc Conservatory

9'0 x 8

Dining Kitchen

18'0 x 11'0

Study / Playroom

15 x 7'4

First Floor Landing

Bedroom One

11'0 x 9'0

Bedroom Two

11'4 x 8'9

Bedroom Three

8'9 x 8'2

Bedroom Four

7'10 x 8

Family Bathroom

7'9 x 5'2



Field Close, Littlethorpe, Leicester LE19 2JY

£400,000

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.

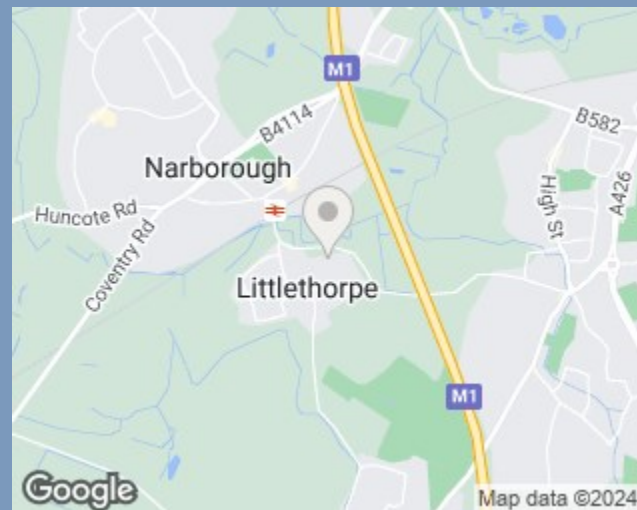
Agents notes - FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs 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

- Truly Immaculate Detached Family Home
- Sought After Village Location
- Paved Driveway With Ample Parking
- Stunning Landscaped Garden
- Hallway, Downstairs WC & Separate Living Room
- Dining Room & Conservatory
- Excellent Stylish Dining Kitchen & Converted Garage
- Four Bedrooms & Family Bathroom
- No upward Chain & Energy Rating D
- Council Tax Band D & Freehold

Location Is Everything

Wow your friends with this property set on an enviable position with field views to the rear aspect. Littlethorpe is a village tucked in-between the village of Narborough and Whetstone approximately seven miles from the city. Littlethorpe benefits from a couple of popular pubs and is situated with easy access to the motorway networks. Within walking distance, down the road in Narborough there is a wider collection of amenities including Narborough train station, and more local shops.



Inside Story

Nestled in the charming village of Littlethorpe, this stunning detached family home on Field Close is a true gem waiting to be discovered. Boasting four bedrooms, this immaculately presented property is the epitome of modern family living.

As you step into the entrance hall, you are greeted with a downstairs WC and a sense of warmth and comfort that flows throughout the entire house. The living room and dining room offer the perfect spaces for entertaining guests or simply relaxing with your loved ones. The addition of a conservatory with French doors brings the outdoors in, creating a seamless blend of indoor and outdoor living.

The heart of this home lies in the excellent white kitchen, complete with a marble effect worksurface and a convenient breakfast bar for those busy mornings. The garage has been cleverly converted into a versatile playroom/study, providing extra space for work or play.

Upstairs, you will find four well-appointed bedrooms and a family bathroom, all designed with comfort and style in mind. The main bedroom offers a peaceful retreat, while the remaining bedrooms are perfect for children or guests.

Outside, a paved driveway provides ample parking for multiple vehicles, ensuring convenience. The landscaped rear garden is a tranquil oasis, offering a perfect spot for enjoying a morning coffee or hosting summer barbecues.

With no upward chain, this property is ready and waiting for you to make it your own. Don't miss out on the opportunity to call this beautiful house your home.

