

Room Sizes

Entrance Hall

Living Room

21'6 x 10'9

Dining Kitchen

21'6 x 9'5

Utility Room

WC

Family Room

10'7 x 9'2

Bedroom One

13'09 x 12'1

Bedroom Two

12'1 x 10'7

Bedroom Three

9'3 x 8'6

Bedroom Four

9'3 x 6'3

Bathroom



Maple Tree Walk, Littlethorpe, Leicester LE19 2JX

£430,000

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

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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

- Detached Extended Family Home
- Entrance Hall
- Downstairs Cloakroom
- Fabulous Family Living Kitchen Diner, Utility.
- Living Room
- Family Room
- Four Bedrooms
- Double Garage & Drive
- Wonderful Plot
- Freehold EPC Rating D Council Tax E

Location Is Everything

Set back from the road, this home certainly has the Wow factor. Littlethorpe, a sense of community go hand in hand with accessibility and modern comforts. This village offers a unique combination of rural living and convenient access to urban amenities. Families with children will appreciate the quality of education provided by local schools. The village boasts a rich history Enjoy leisurely strolls along scenic footpaths and bridleways that meander through the beautiful countryside, making it the perfect environment for outdoor enthusiasts. Narborough train station is in the next village providing links to Birmingham and the city centre. A lovely place to live.



Inside Story

Introducing this fabulous detached home, immaculately presented and brimming with potential for future enhancements, subject to local planning consent. This property offers spacious and comfortable living throughout with its modern, contemporary design and ample room for personalisation.

Upon entering, you are welcomed by a bright hall that leads to the inviting lounge – an ideal space for relaxation and family gatherings. The lounge seamlessly flows into the family room, perfect for teenagers to chill out or for use as a home office. This space is complemented by stylish herringbone flooring that adds a touch of elegance.

A convenient downstairs cloakroom with a WC and a utility room, featuring a Velux window and ample storage for coats and wellies, add to the functionality of this home.

The heart of the property is the family living kitchen diner, thoughtfully equipped with space for appliances and a range cooker space. It includes built-in appliances such as a dishwasher and features a charming Belfast sink with surrounding work surfaces. This space can accommodate a dining table, ideal for morning coffee and breakfast chats, and is bathed in natural light from windows at both the front and rear aspects.

This home boasts four generously-sized bedrooms, each uniquely appealing. The master bedroom stands out with a panelled wall, and three further well proportioned bedrooms.

The exterior of the property includes a beautifully landscaped garden that wraps around the home, predominantly laid to lawn. Various seating areas offer ample space for leisure and entertainment, while the addition of an outdoor bar area is perfect for special gatherings and making memories with family and friends. In summary, this lovely detached home combines comfort and potential, offering ample scope for personalisation and future enhancements.

