





Property Description

Littlethorpe is a small village approximately 6 miles (10 km) south of Leicester. The village benefits from two pubs, despite its size; The Plough Inn and the Old Inn. Both have a variety of clubs, including skittles, dominoes, football and darts. Both pubs compete in the tug-of-war which is held annually at the gala which is held in Littlethorpe Park every July.

This old farm house situated in the village of Littlethorpe is immaculately presented throughout and offers open plan living downstairs. The property is spacious throughout and the master bedroom has a luxurious feel as well as having a dressing area and en-suite. Call now to view this unique home.

Lounge

31' 3" x 12' 2" (9.53m x 3.71m)

A spacious room with two double glazed windows to the front aspect of the property, a double glazed window to the side aspect - all with fitted shutters, wood burner in a brick built fireplace and tiled flooring with underfloor heating

Dining Area

23' 4" x 13' 11" (7.11m x 4.24m)

The dining room has two double glazed windows to the front aspect of the property, two central heating radiators and wall lights.

Kitchen

15' 4" x 15' 4" (4.67m x 4.67m)

The kitchen is fitted with matching wall and base units, granite work surfaces housing the sink drainer, electric oven, gas hob, cooker hood, integrated dish washer, tiled flooring with underfloor heating, skylight window and bi-folding doors leading out to the garden. The kitchen and open plan living downstairs area is an ideal space for entertaining both family and friends.

Utility Room

13' 9" x 6' 8" (4.19m x 2.03m)

There is a stainless steel sink drainer, central heating radiator, tiled flooring and window to the rear aspect of the property.

First Floor Landing

With stairs rising from the ground floor, central heating radiator and three double glazed windows to the rear aspect of the property.

Master Bedroom

16' 7" x 13' 7" (5.05m x 4.14m)

The large and spacious master bedroom has two double glazed windows to the front and side aspects of the property, two central heating radiators, door to the en-suite and access to the dressing area.

Dressing Area To Master

12' 3" x 8' (3.73m x 2.44m)

With a window to the rear aspect of the property, LED spot lights and central heating radiator.

En-Suite

There is a walk-in shower cubicle, wash hand basin, low level wc, part tiling, heated towel rail and tiled flooring.

Bedroom Two

13' 6" x 8' 3" (4.11m x 2.51m)

With a double glazed window to the side aspect of the property, central heating radiator and loft access.

Bedroom Three

12' 10" max x 8' 4" (3.91m max x 2.54m)

With a double glazed window to the side aspect of the property and central heating radiator.

Bedroom Four

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

With a double glazed window to the side aspect of the property and a central heating radiator.

Bedroom Five

11' 7" x 10' 10" max (3.53m x 3.30m max)

With a double glazed window to the side aspect of the property and a central heating radiator.

Family Bathroom

There is a suite comprising of: bath, shower cubicle, wash hand basin and low level wc. Partly tiled walls, heated towel rail and a double glazed window to the side aspect of the property.

Outside

The walled rear garden has a lawned area, patio area, garden path, pond and various mature shrubs.

Integral Garage

45' 5" x 11' 2" (13.84m x 3.40m)

With a garage door to the front, door to the side and access to a workshop. There is cctv installed for ease of getting in and out of the garage which shows on a screen located inside the garage.

Outbuilding One

16' 8" x 9' 1" (5.08m x 2.77m)

Outbuilding Two

10' 9" x 8' 2" (3.28m x 2.49m)









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 0116 247 7477
E blaby@connells.co.uk

8-10 Leicester Road BLABY
 LEICESTER LE8 4GQ

view this property online connells.co.uk/Property/BLA308587

directions to this property:

Proceed out of Blaby along Enderby Road and at the roundabout turn left along the bypass. At the next roundabout turn right onto Grove Road and at the mini roundabout, go straight over onto Warwick Road (a one way system) bearing left into Littlethorpe. Turn right onto Cosby Road which then becomes Station Road where the property is situated.

EPC Rating: D

Tenure: Freehold



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