



38 Warwick Road, Littlethorpe, Leicestershire, LE19 2JA

HOWKINS &
HARRISON

38 Warwick Road,
Littlethorpe, Leicestershire,
LE19 2JA

Guide Price: £445,000

Nestled in the charming village of Littlethorpe, Leicestershire, this delightful four bedroom house on Warwick Road is a true gem waiting to be discovered. As you step inside, you are greeted by two reception rooms, providing versatile spaces for gatherings with family and friends. The property boasts four bedrooms, including a master bedroom complete with its own en-suite shower room, offering a private sanctuary within your home. The stylishly fitted contemporary kitchen and bathrooms add a touch of elegance to this property. One of the highlights is its great outdoor garden, ideal for socialising and outdoor entertaining. A unique feature of this property is the shipping container located in the garden, offering multiple conversion opportunities. Whether you dream of a summer house to enjoy the sunny days or a home office for remote working, the possibilities are endless.



Features

- Village location
- Four bedrooms
- Master with en-suite shower room
- Single garage
- Off-road parking
- Two reception rooms
- Stylishly fitted bathrooms
- Modern kitchen
- Oak panel doors
- Log burner
- Utility room
- Downstairs cloakroom
- Enclosed rear garden of low maintenance



Location

Littlethorpe is a small village approximately 6 miles (10 km) south of Leicester. The village benefits from two public houses, 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. Nearby amenities are available in the neighbouring villages of Narborough, Whetstone or Cosby. Littlethorpe has convenient transport links with the surrounding road networks and motorways, with the M69, M1 north and south bound being approximately 3 miles away, ideal for the commuter. For rail passengers, Narborough railway station is only a ten minute walk away, which offers excellent rail links to both Birmingham and Leicester to London.

Ground Floor

The property opens into a porch, where a further door leads through to a light and airy entrance hall, with wood effect flooring, stairs rising to the first floor and a door to the downstairs cloakroom, fitted with a wash hand basin and WC. The Sitting room is located to the front aspect which benefits from dual aspect windows, affording plenty of natural light, and a feature fireplace with a log burner inset which provides a welcoming focal point to the room. Double oak panel doors lead into the dining room, with wood effect flooring and glazed French doors which overlook and provide access to the rear garden. From here there is access to the kitchen which can also be accessed from the entrance hall. The Kitchen is fitted with a contemporary range of light grey handle less base and eye level units, incorporating numerous cupboards and drawers, complemented by wood effect worksurfaces and modern tiling to both the walls and floor. Fitted appliances include an electric oven and an induction hob with extractor hood above, with integrated appliances to include a dishwasher and an undercounter fridge. A utility room is located off the kitchen, where there are further kitchen base units and space with plumbing for a washing machine, tumble dryer and an American style fridge/freezer. From here a door provides access to the outside.



First Floor

A spacious landing has door leading to four bedrooms and the family bathroom. The master bedroom is located to the front elevation and benefits from a modern range of built-in wardrobes with sliding glass mirror doors and its own en-suite shower room, fitted with a shower enclosure, chrome heated towel rail, WC and a wash hand basin with vanity unit beneath, stylish tiled with white metro tiling to the wall and slate effect floor tiling. There are three further bedrooms, with bedroom two and four being located to the rear with views over the garden, whilst bedroom three is located to the front and benefits from a range of built-in wardrobes with cupboards above. The family bathroom is attractively tiled from floor to ceiling and is fitted with a modern white suite comprising of a panelled bath with glass shower screen and shower over, WC, chrome heated towel rail and a wash hand basin with grey high gloss vanity unit cupboards under.

Outside

The property is partially enclosed by timber feather edge fencing to the front and to both sides of the boundary. A tarmac driveway, edged with blue brickwork, provides ample off-road parking for numerous vehicles in front of a single garage with roller shutter door. A gravelled area to one side could provide further parking if desired. The property can be accessed to the left hand side with a wooden gate, with a gate leading through to a covered area to the right, which is ideal for storage, directly behind which is a further, larger covered storage area which is accessed from the rear garden. The rear garden has a resin bound gravel patio area, which provides an ideal outdoor entertaining space, with a lawn centrally located within. To one side is an area laid to artificial grass edged with wooden sleepers, providing a great area for children to play. A further raised area with pergola above provides space for outside seating and dining. Part of this area also currently houses the owners' outdoor hot tub. There is a shipping container located to the rear of the garden, which has multiple uses and provides endless opportunity's to potentially convert into a home office, gym, summer house, or could alternatively be used for storage.



Viewing

Strictly by prior appointment via the selling agents. Contact Tel:01455-559203.

Fixtures and Fittings

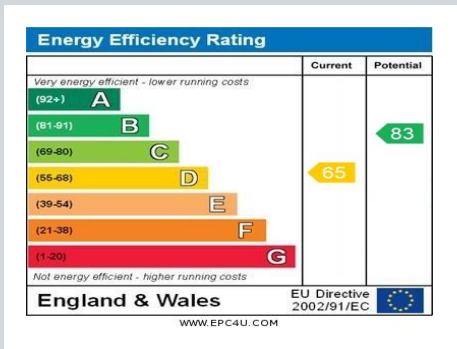
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Blaby District Council Tel:0116 275 0555.
Council Tax Band – E.



Warwick Road, Littlethorpe, Leicester, LE19

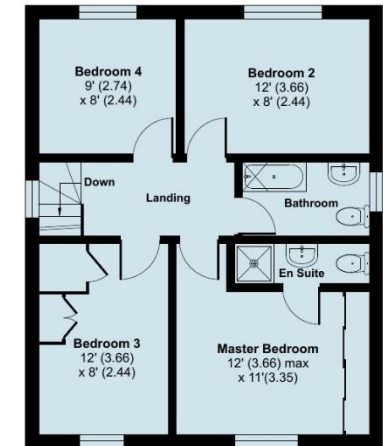
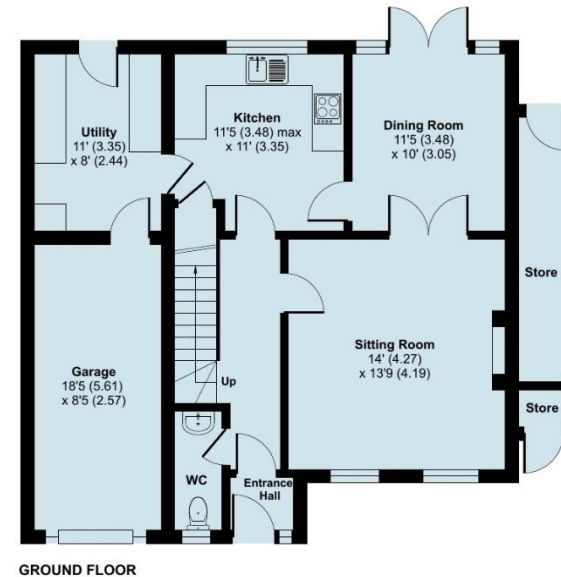
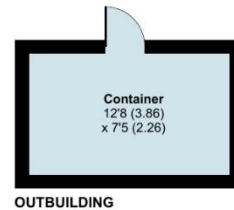
Approximate Area = 1218 sq ft / 113.1 sq m (excludes stores)

Garage = 144 sq ft / 13.3 sq m

Outbuilding = 97 sq ft / 9 sq m

Total = 1459 sq ft / 135.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rihccom 2024. Produced for Howkins & Harrison. REF: 1111800

Howkins & Harrison

12a Market Street, Lutterworth, Leicestershire LE17 4EH

Telephone 01455 559203
Email lutterworthproperty@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



This document is made from fully recyclable materials.
We are working on ways to move all of our products to recyclable solutions.