

FLOOR PLAN

DIMENSIONS

Entrance Lobby
20'2 x 6'2 (6.15m x 1.88m)

Rear Lobby
7'0 x 6'3 (2.13m x 1.91m)

Lounge
15'11 x 12'10 (4.85m x 3.91m)

Dining Area
9'10 x 9'2 (3.00m x 2.79m)

Breakfast Kitchen
15'5 x 10'11 (4.70m x 3.33m)

Shower Room

Landing

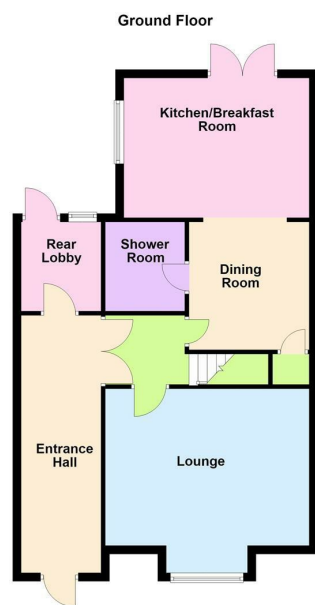
Bedroom One
15'10 x 9'6 (4.83m x 2.90m)

Bedroom Two
8'10 x 8' (2.69m x 2.44m)

Bedroom Three
10'9 x 7'7 (3.28m x 2.31m)

Bedroom Four
10'3 x 6'2 (3.12m x 1.88m)

Potential Bathroom
11' x 6'2 (3.35m x 1.88m)



33 Sycamore Way, Littlethorpe, LE19 2HW

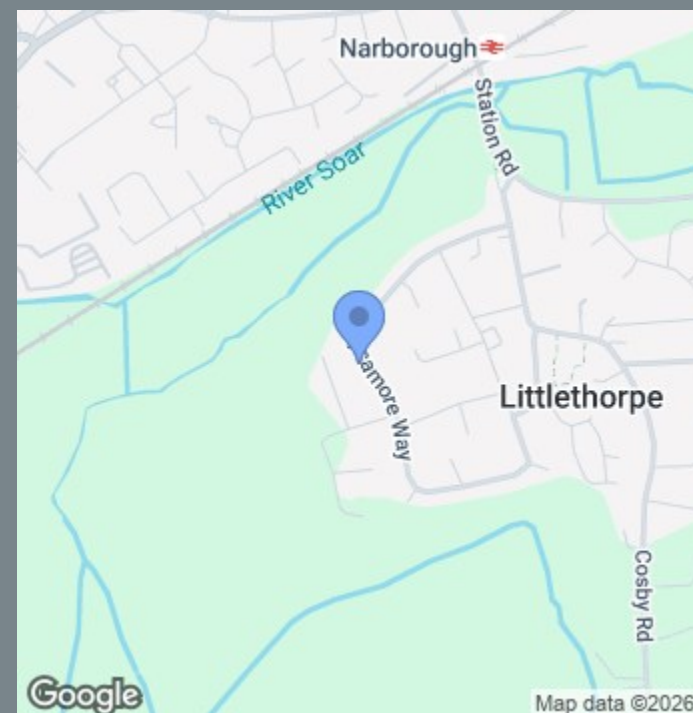
£270,000

OVERVIEW

- Spacious Family Home
- Fabulous Village Location
- No Onward Chain
- Entrance Lobby & Hallway
- Lounge, Dining Area & Breakfast Kitchen
- Downstairs Shower Room
- Four Bedrooms & Potential Bathroom
- Driveway & Rear Garden
- Viewing Is Advised
- EER - C, Freehold, Tax Band - B

LOCATION LOCATION....

Sycamore Way enjoys a lovely position within the charming village of Littlethorpe, a highly regarded south Leicestershire location that offers a wonderful balance of village tranquillity and modern convenience. Popular with families and professionals alike, Littlethorpe has a warm community atmosphere and benefits from being surrounded by attractive countryside while remaining close to a wealth of amenities. Everyday shopping, cafés, pubs and supermarkets can be found in neighbouring Narborough and Enderby, while Fosse Park, Meridian Leisure Park and Everards Meadows are all just a short drive away. Families are well served by local schooling, including Littlethorpe Primary School and nearby secondary options in Narborough. Residents enjoy access to beautiful countryside walks, canal-side routes and open green spaces, making the area particularly appealing for walkers, cyclists and dog owners. For commuters, the village is exceptionally well placed, with Narborough railway station providing direct services to Leicester and Birmingham, alongside convenient access to the M1, M69 and major road networks. Combining village charm, excellent connectivity and a strong sense of community, Sycamore Way offers a wonderful setting in one of south Leicestershire's most desirable villages.



THE INSIDE STORY

Situated within the highly desirable village of Littlethorpe, this extended semi-detached family home offers exceptionally spacious and versatile accommodation throughout. Requiring some cosmetic finishing and updating, the property presents an exciting opportunity for purchasers to create a wonderful family home tailored to their own tastes and requirements. An internal viewing is highly recommended to fully appreciate the generous proportions and potential on offer. The accommodation begins with an extended side entrance lobby leading through to a rear lobby with direct access to the garden. An inner hallway provides access to the first floor staircase and opens into a generously sized front-facing lounge, featuring a bay window that fills the room with natural light and creates a welcoming living space. To the rear of the property is a spacious dining area, ideal for family gatherings and entertaining, complete with an under-stairs storage cupboard. The dining space flows seamlessly into the extended breakfast kitchen, offering excellent space for day-to-day family living and benefiting from double doors opening onto the rear garden creating a lovely connection between indoor and outdoor living through the warmer months. Completing the ground floor is a shower room. The first-floor landing provides access to four well-proportioned bedrooms, offering flexible accommodation for growing families, home working or guest space. In addition, there is a potential bathroom/wet room which was undergoing renovation, allowing the new owner the opportunity to complete the space to their own specification. Externally, the property enjoys a lawned frontage alongside a driveway providing off-road parking. To the rear is a patio seating area and an enclosed garden. While requiring some landscaping and improvement, this property has the potential to be a beautiful family home.