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Telephone 0116 2772277 Email sara@nestestateagents.co.uk  
www.nestestateagents.co.uk



## Room Sizes

### Entrance Hallway

### Snug

16'09 x 11'11

### Kitchen

8'10 x 18

### Dining Area

9'02 x 18

### Living Area

11' max x 15'05 max

### Utility

11'04 x 5'09

### Downstairs En-Suite Shower Room

3 max x 5'10 max

### Bedroom One

11'11 x 14'01

### Bedroom Two

10'09 x 11'07

### Bedroom Three

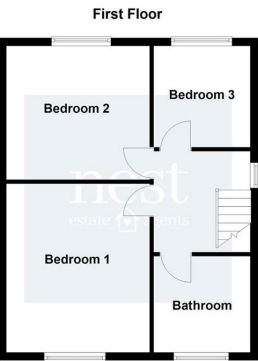
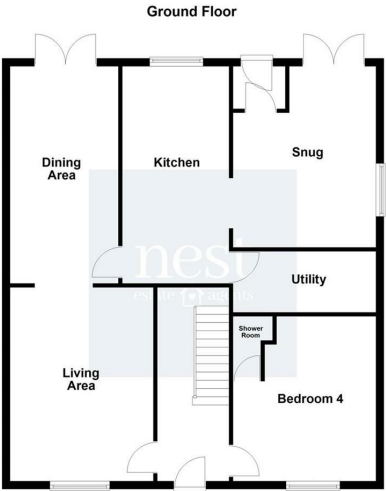
7'03 x 9'01

### Bedroom Four

12'08 max x 10'11 max

### Bathroom

8'02 x 5'11



**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?  
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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.

Sycamore Way, Littlethorpe, Leicester LE19 2HW

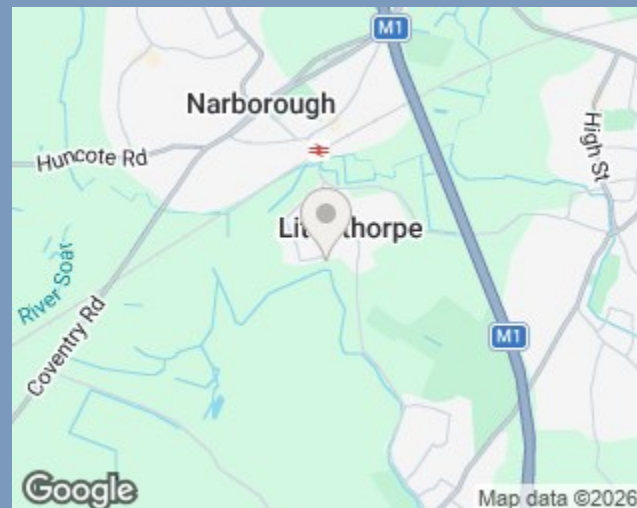
Offers Over £350,000

# The Story Begins

- Beautiful Extended Semi-Detached Home
- Entrance Hallway
- Dining Area With Garden Views
- Fitted Kitchen
- Living Area & Snug
- Utility Room
- Versatile Fourth Bedroom
- Four Bedrooms & Family Bathroom
- Gorgeous Garden & Off Road Parking
- Freehold EPC - C Council Tax Band - C

# Location Is Everything

The sought after South Leicestershire village of Littlethorpe lies approximately seven miles from Leicester City Centre. Leisure facilities are available in the village as well as surrounding countryside for walks. Neighboring village Narborough is in walking distance as well as the train station and within a ten minute drive, wider facilities are available at Blaby, Fosse Park and Meridian Shopping, Entertainment and Business Centre.



# Inside Story

This beautiful semi-detached home enjoys a truly enviable position backing directly onto a tranquil brook and open fields, offering a wonderful sense of privacy and picturesque views.

To the front of the home, a cosy living room provides the perfect retreat, flowing seamlessly into the dining area where there is ample space for a family dining table as well as a sofa with French Doors opening out onto the garden. The fitted kitchen consists of an oven, gas hob and extractor fan, alongside an integrated oven and microwave. A integrated dishwasher is also included, and the window above the sink enjoys stunning views across the garden and beyond. Open to the kitchen is a further living area, again benefitting from French doors providing direct access to the garden.

A useful utility room offers plumbing for a washing machine, while a fourth bedroom on the ground floor is complete with its own en-suite shower room.

Upstairs, the property offers three well-proportioned bedrooms and a family bathroom fitted with a bath and overhead shower, WC and wash hand basin.

A true highlight of this home is the exceptional rear garden. Thoughtfully arranged with both patio and lawn areas, it provides plenty of space for relaxing and entertaining. There are sheds for storage, a covered patio area and even a dedicated home allotment area – perfect for keen gardeners. The garden backs directly onto a brook and open fields, creating a stunning backdrop.

To the front of the property, there is off-road parking and gated side access.

This fantastic home combines flexible living space with a superb outdoor setting – early viewing is highly recommended.

