

Connells

Field Close
Littlethorpe Leicester

Field Close
Littlethorpe Leicester LE19 2JY

for sale
£325,000







Property Description

Littlethorpe is a small village approximately 6 miles (10 km) south of Leicester. The village benefits from two pubs: The Plough Inn and the Old Inn. Narborough railway station is situated close to Littlethorpe, on the edge of Narborough, and services run between Leicester and Birmingham. The village has no church of its own, but is part of the parish of Narborough, along with Huncote.

'Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.'

This detached family home is offered for sale with no upward chain and benefits from four bedrooms, including the master with en-suite facilities an a separate shower room. Further benefits include off-road parking, garage and gardens with field views to the rear. Viewing is recommended.

Entrance Hall

With a door to the front of the property, storage cupboard, central heating radiator and window to the side.

Lounge

With a double glazed window to the front of the property, central heating radiator and door through to the kitchen.

Kitchen/Diner

Fitted with matching wall and base units, work surfaces housing the sink drainer, breakfast bar area, space for a cooker, cooker hood, central heating radiator, stairs rising to the first floor, under stairs storage cupboard, double glazed window to the rear of the property and double doors through to the conservatory.

Cloakroom

Accessed from the kitchen, there is a wc and wash hand basin.

Conservatory

With double glazed windows to the rear and sides and double doors leading out to the garden.

First Floor Landing

With stairs rising from the ground floor, loft access and a skylight window with black out blind fitted.

Bedroom One

With a double glazed window to the front of the property, built in wardrobes, central heating radiator and door to the en-suite.

En-Suite

There is a corner bath with shower over, wc, wash hand basin in a vanity unit, heated towel radiator, tiled walls and double glazed window to the front of the property.

Bedroom Two

There is a double glazed window to the rear of the property and central heating radiator.

Bedroom Three

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

Bedroom Four

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

Shower Room

There is a shower cubicle, wash hand basin in a vanity unit, wc with concealed cistern, partly tiled walls, central heating radiator and sky light window.

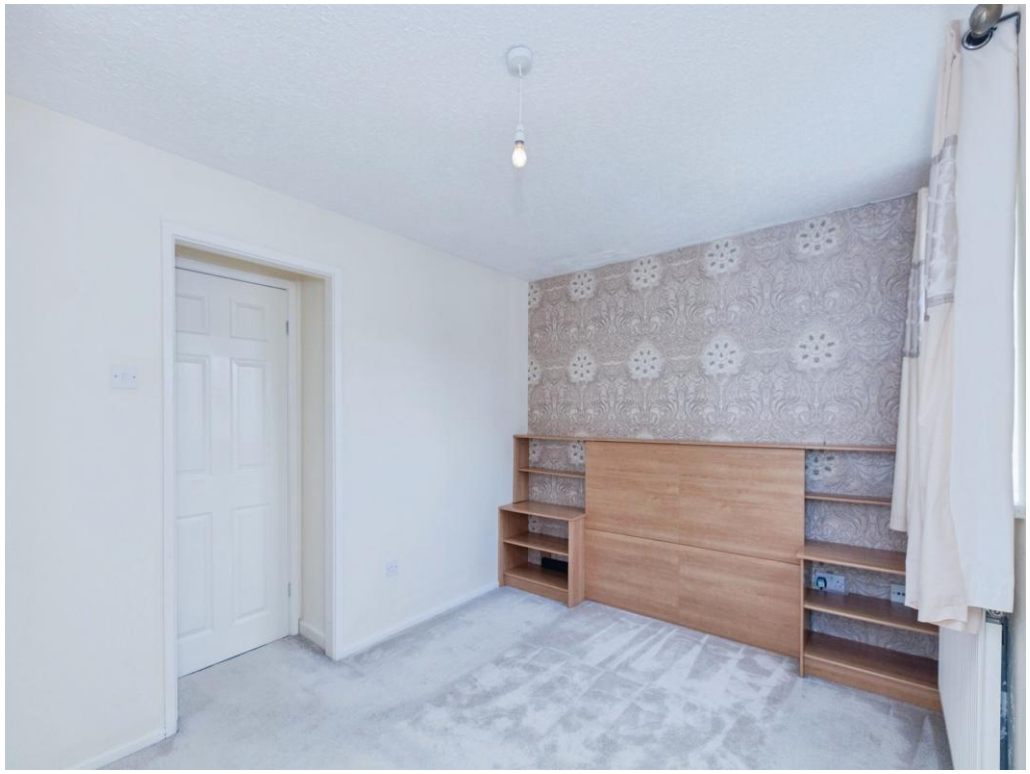
Outside

At the front of the property there is ample off road parking which leads to the integral garage.

The rear garden has an astroturf area, gravelled areas, mature planting and fenced borders.

Integral Garage

There is a door to the front, power and lighting.



















Ground Floor **First Floor**

Total floor area 130.9 m² (1,408 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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directions to this property:

Proceed out of Blaby along the Enderby Road and turn left onto Blaby bypass. At the next roundabout, turn right onto Grove Road and turn right at the next roundabout onto Warwick Road to the village of Littlethorpe. Proceed onto Riverside Way and take the third turning on your left onto Mapletree Walk and first left into Field Close where the property is situated.

EPC Rating: C

Council Tax Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/BLA310166

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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