

## Room Sizes

### Entrance Hallway

### Living Room

11'11 x 14'06

### Dining Kitchen

11'09 x 11'08

### Downstairs WC

5'06 x 3

### Bedroom One

9'04 x 8'07

### Bedroom Two

13'10 max x 8'07 max

### Bedroom Three

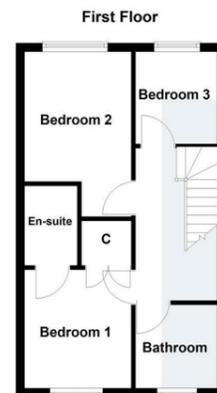
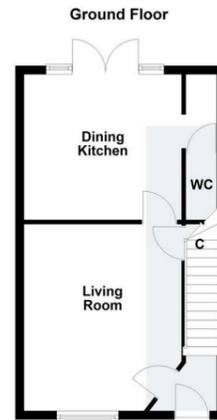
6'03 x 7'10

### En-Suite

4'07 x 6'07

### Bathroom

6'01 x 6'04



**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

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**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.

Thorpe Gardens, Littlethorpe, Leicester LE19 2LD

£254,500

# The Story Begins

- End Townhouse
- Entrance Hallway
- Living Room
- Dining Kitchen
- Downstairs WC
- Three Bedrooms
- Family Bathroom & En-Suite
- Enclosed Garden
- Off Road Parking
- Freehold EPC - C Council Tax Band - B

# 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 lovely home occupies a prominent position within the highly sought-after village of Littlethorpe, offering an excellent opportunity for a range of buyers.

On approach, the property benefits from a driveway providing off-road parking, adding both convenience and practicality.

Step inside via the welcoming entrance hallway, which leads through to a cosy yet spacious living room, an inviting space perfect for relaxing or entertaining guests. The dining kitchen, positioned to the rear of the house, has double doors leading to the garden which allows lots of natural light in. Equipped with a range of fitted wall and base units, contrasting work surface, a stainless steel sink drainer, plumbing for a dishwasher, as well as space for a fridge freezer, the kitchen also features an integrated oven with a gas hob and extractor hood and there is plenty of space for a family dining table. On the ground floor there is also a useful WC and utility area where there is plumbing for a washing machine.

To the first floor, you will find three bedrooms, including two doubles and a comfortable single room. The master bedroom is enhanced by fitted wardrobes and a modern en suite shower room. The family bathroom features a pedestal wash hand basin, low-level WC, and a bath.

The garden is enclosed and is mainly laid to lawn with some patio area and space for a handy shed.

