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ESTATE AGENTS

Room Sizes

Entrance Porch

Living Room & Dining Room

21'05 x 11'01

Breakfast Kitchen

13 max x 9'07 max

Conservatory

9'10 x 7'08

Bedroom One

12'03 max x 10'03 max

Bedroom Two

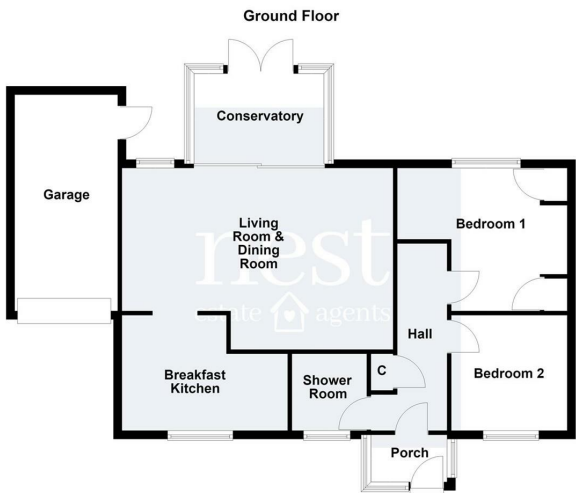
9 x 7'05

Bathroom

5'06 x 6'06

Garage

8'03 x 16'11



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?

Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County - total coverage for your home.

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.

Stable Close, Littlethorpe, Leicester LE19 2JZ

£235,000

The Story Begins

- Semi Detached Bungalow
- No Upward Chain
- Village Location
- Driveway & Garage
- Entrance Porch & Hallway
- Living & Dining Room
- Breakfast Kitchen & Conservatory
- Two Bedrooms & Shower Room
- Freehold
- Council Tax Band D & Awaiting Energy Rating

Location Is Everything

The sought-after South Leicestershire village of Littlethorpe is approximately seven miles from Leicester City Centre and offers a wonderful balance of village living and convenient access to surrounding amenities.

The village benefits from local leisure facilities and beautiful surrounding countryside, providing plenty of opportunities for walks and enjoying the outdoors. The neighbouring village of Narborough is within walking distance, along with its train station, offering convenient transport links.

For a wider range of shopping, dining, entertainment and everyday amenities, Blaby, Fosse Park and the Meridian Shopping, Entertainment and Business Centre are all within approximately a ten-minute drive.

Littlethorpe offers an appealing combination of peaceful village surroundings, excellent local amenities and convenient transport links, making it a popular choice for a wide range of buyers.



Inside Story

This semi-detached bungalow occupies a pleasant position within a peaceful cul-de-sac on Stable Close, in the popular village of Littlethorpe. Offered for sale with no upward chain, this charming home provides well-proportioned accommodation, an easily maintained garden and excellent potential for the next owner to make their own.

A driveway leads to the garage with an up-and-over door, with a front garden adding to the property's attractive approach. A useful porch opens into the welcoming hallway, giving access to the principal accommodation.

The living room provides a warm and comfortable space, featuring a fireplace and a designated dining area. From here, the room flows naturally into the kitchen, creating a sociable layout that works well for everyday living and entertaining.

The kitchen is fitted with a range of wood-effect wall and base units, with a Range cooker which has recently been cleaned and serviced, together with an integrated dishwasher and washing machine.

A particularly useful addition is the conservatory, providing further living space and featuring a tiled floor and French doors opening onto the rear garden.

There are two well-proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes. A modern shower room with a white suite completes the internal accommodation.

Outside, the easily maintained rear garden offers a pleasant space to relax and enjoy the outdoors, with a patio area, shaped lawn, mature shrubs and a greenhouse. The garden is ideal for those looking for outdoor space without extensive upkeep.

A lovely bungalow in a desirable cul-de-sac location, with no upward chain. Early viewing is highly recommended.

