

FLOOR PLAN

DIMENSIONS

Hallway

Lounge  
18'02 x 11'04 (5.54m x 3.45m)

Dining Kitchen  
9' x 14'08 (2.74m x 4.47m)

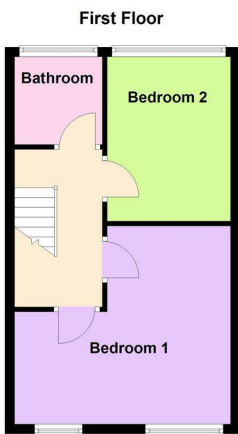
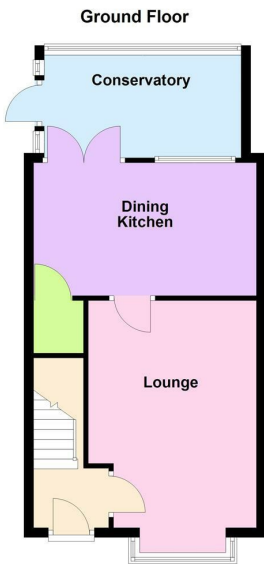
Conservatory  
6'11 x 12'10 (2.11m x 3.91m)

Landing

Bedroom One  
13'06 x 14'06 max (4.11m x 4.42m max)

Bedroom Two  
11'03 x 8'06 (3.43m x 2.59m)

Bathroom  
5'09 x 5'06 (1.75m x 1.68m)



# OVERVIEW

- Beautiful Family Home
- Cul De Sac & Village Location
- Hallway & Lounge
- Dining Kitchen & Conservatory
- Originally Three Bedrooms Now Two
- Family Bathroom
- Garden With Covered Seating Area
- Driveway
- Viewing Is Advised
- EER - C, Freehold, Tax Band - C

# LOCATION LOCATION....

Tucked away within the charming village of Littlethorpe, Herdsman Close enjoys a peaceful residential setting surrounded by a strong sense of community and attractive semi-rural surroundings. Littlethorpe is a highly regarded village that offers the best of both worlds – a quieter pace of life with excellent access to nearby amenities. Residents benefit from local facilities in neighbouring Narborough and Enderby, including shops, supermarkets, cafés, pubs and everyday services, while Fosse Park is just a short drive away for a wider range of shopping and leisure options. Families are well catered for with reputable schools nearby, including Littlethorpe Primary School and educational options in Narborough. The area is particularly popular with those who enjoy the outdoors, thanks to nearby countryside walks, green spaces and canal-side routes. For commuters, Littlethorpe is exceptionally well placed, with Narborough railway station offering direct links to Leicester and Birmingham, alongside convenient access to the M1, M69 and A47. Combining village charm, community spirit and excellent connectivity, Herdsman Close offers a wonderful place to call home.



# THE INSIDE STORY

*Situated within a delightful cul-de-sac in the heart of a popular village, this beautifully presented home offers spacious & flexible accommodation, perfectly suited to modern living. A welcoming hallway leads to the tastefully decorated lounge, where a charming bay window floods the room with natural light, creating a warm & inviting space to relax with family or entertain guests. The stylish dining kitchen is fitted with an attractive range of grey wall & base units complemented by contrasting work surfaces. A breakfast bar provides the perfect spot for informal dining, whilst there is also ample space for a dining table & chairs, making this the true heart of the home. Ideal for both everyday family life & entertaining, French doors open into the conservatory, creating a seamless flow between the living spaces. The conservatory offers excellent versatility, lending itself to use as a garden room, home office, playroom or additional dining area, & also benefits from plumbing for a washing machine. To the first floor are two generous bedrooms & a well-appointed family bathroom. Originally constructed as a three-bedroom property, the layout has been thoughtfully altered to create a superb principal bedroom of impressive proportions, providing a luxurious retreat with plenty of space for additional furniture. For those requiring a third bedroom, the original configuration could easily be reinstated. Outside, the property continues to impress. A driveway provides convenient off-road parking, whilst the enclosed garden offers a wonderful space to enjoy throughout the seasons. An attractive covered seating area provides the perfect setting for al fresco dining, summer entertaining or simply unwinding with a morning coffee, whilst the remainder of the garden offers space for children to play, keen gardeners to enjoy, or pets to roam.*

