

1a Lutterworth Road Blaby, Leicester, LE9 1RG  
Telephone 0116 2772277 Email sara@nestestateagents.co.uk  
www.nestestateagents.co.uk

## Room Sizes

**Entrance Hall**  
5'06 x 3'09

**Living Room**  
14'08 x 12'00

**Kitchen Diner**  
18'02 max x 12'01

**Conservatory**  
15'09 x 8'09

**Downstairs WC**

**Landing/ Study Area**

**Bedroom One**  
11'07 x 9'01

**En-Suite**

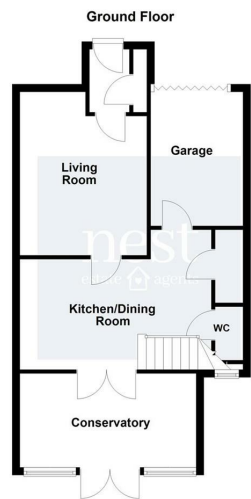
**Bedroom Two**  
9'02 x 9'08

**Bedroom Three**  
13'05 x 6'07

**Bedroom Four**  
9'09 x 8'09

**Family Bathroom**

**Garage**  
18'0 x 6'10



**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.

Field Close, Littlethorpe, Leicester LE19 2JY  
Price Guide £350,000

# The Story Begins

- Detached Family Home With No Upward Chain From March 2026
- Open Plan Dining Kitchen
- Living Room & Conservatory
- Downstairs WC
- Four Bedrooms
- En-Suite & Family Bathroom
- Enclosed Garden
- Off Road Parking & Garage
- Freehold
- EPC - C Council Tax Band - D

# Location Is Everything

The village of Littlethorpe offers the perfect blend of rural life and convenient access to urban amenities. Known for its friendly community spirit, Littlethorpe features essential day-to-day shopping and leisure facilities, allowing residents to easily access what they need without venturing far from home. Scenic walking trails and green spaces invite exploration and relaxation, while the neighboring village of Narborough is close by, providing additional shops and amenities. With excellent transport links, Littlethorpe is an ideal base for commuters. Offering a serene environment that enhances quality of life, this sought-after location is perfect for families, professionals, and retirees alike, making it more than just a village – it's a community where lifestyle, convenience, and nature come together, inviting you to experience the beauty and warmth of Littlethorpe as your new home.



# Inside Story

Spacious well presented four-bedroom detached family home that offers well-balanced family living accommodation in the popular village of Littlethorpe.

Upon entering, the entrance hall provides access to the ground-floor living rooms and sets the tone for the generous space throughout. The living room is filled with natural light and offers an inviting space for everyday family living. The modern open-plan kitchen diner is a true focal point of the home, featuring ample worktop and cupboard space, plenty of room for a dining table, and a layout perfectly suited to modern family life. This space flows effortlessly into a conservatory, creating a versatile additional reception area that enjoys views over the rear garden and can be used year-round as a dining space, playroom, or second sitting room. Further benefits to the ground floor include a practical garage, ideal for storage, or potential conversion (subject to relevant consents). and a downstairs cloakroom with WC.

The first floor comprises a spacious landing, there is a built-in study area and access leading to four well-proportioned bedrooms, all offering flexibility for family members, guests, or home working. The main bedroom benefits from an en-suite bathroom, comprises of a corner bath, wash hand basin and low level wc. The remaining bedrooms are served by a family shower room.

Externally, the property enjoys an enclosed rear garden, providing space for outdoor dining, entertaining, or gardening. To the front, a driveway offers off-road parking for several vehicles. A wonderful home, ready to make your own and offered for sale with No upwards Chain from March 2026. Price Guide £350,000 - £360,000

