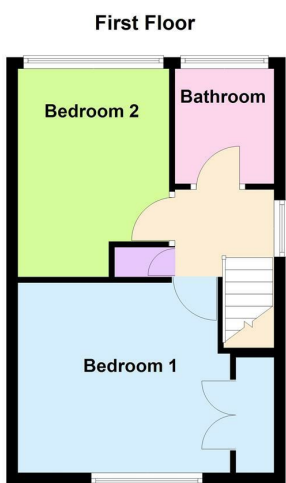


# FLOOR PLAN

- DIMENSIONS**
- Porch**
- Lounge**  
13'11 x 13'11 (4.24m x 4.24m)
- Dining Kitchen**  
8'06 x 13'10 (2.59m x 4.22m)
- Sun Room**  
7'11 x 10'06 (2.41m x 3.20m)
- lobby**  
14'02 x 3' (4.32m x 0.91m)
- Utility Room**  
5'04 x 7'01 (1.63m x 2.16m)
- Storage With Potential**  
8'08 x 8'01 (2.64m x 2.46m)
- Landing**
- Bedroom One**  
10'11 x 10'08 (3.33m x 3.25m)
- Bedroom Two**  
11'09 x 7'08 (3.58m x 2.34m)
- Bathroom**  
6'05 x 5'10 (1.96m x 1.78m)



**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 22a Cross Street, Enderby, LE19 4NJ  
Telephone: 0116286 9700 • Email: sales@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestegg-properties.co.uk/  
**FREE PROPERTY VALUATIONS** 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 2811 300 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 & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

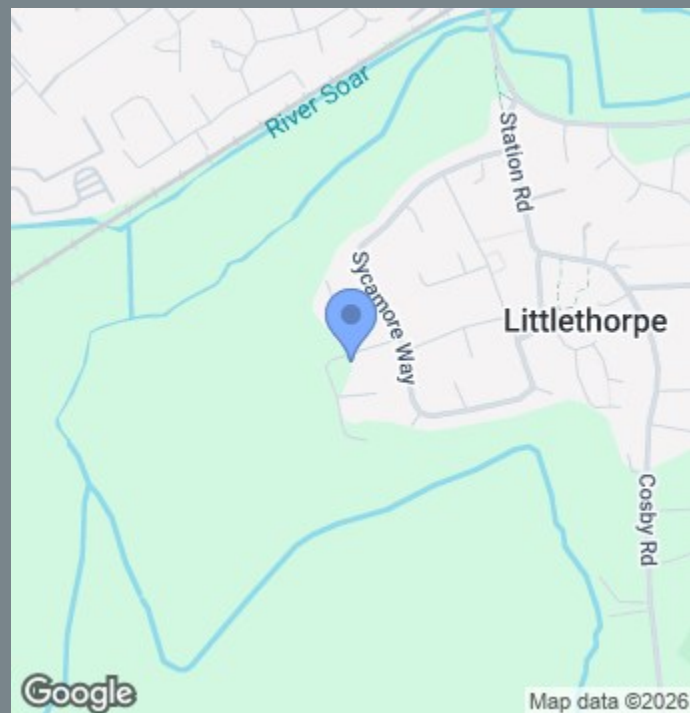
32 Oak Road, Littlethorpe, LE19 2HP  
**£230,000**

## OVERVIEW

- Lovely Home With Open Views
- Popular Village Location
- No ONward Chain
- Porch & Spacious Lounge
- Dining Kitchen & Sun Room
- Utility & Storage With Potential
- Two Double Bedrooms & Bathroom
- Driveway & Beautiful Garden
- Viewing Is Essential
- EER - C, Freehold, Tax Band - B

## LOCATION LOCATION....

Oak Road is located within the charming village of Littlethorpe, a sought-after semi-rural setting known for its peaceful surroundings and strong sense of community. The village offers convenient access to local amenities, including shops, pubs and everyday services in nearby Narborough and Enderby, with further retail and leisure options available at Fosse Park and Leicester city centre. Families are well catered for with reputable primary schooling nearby and secondary schools within easy reach. Residents also enjoy access to open countryside, nearby parks and scenic walking routes, ideal for outdoor activities and relaxation. Oak Road is well positioned for travel, with Narborough railway station offering direct links to Leicester and Birmingham, along with easy access to the M1, M69 and A47, making it an excellent location for commuters. Combining village charm, green surroundings and strong connectivity, Littlethorpe remains a highly desirable place to live.



## THE INSIDE STORY

Situated in a charming village setting with lovely open views, this well-presented home is offered to the market with no onward chain, making it an ideal opportunity for a smooth & straightforward move.

The property is approached via a useful porch, leading into a bright & comfortable lounge. With a window to the front aspect & a charming feature fireplace, this space provides a cosy yet spacious area, perfect for relaxing or entertaining. To the rear, the dining kitchen offers a fantastic sociable space, fitted with a range of shaker-style wall & base units, complemented by integrated appliances including a fridge, freezer, oven, hob & extractor. With ample room for a table & chairs, it's ideal for family meals, hosting guests, or everyday living. Leading from the kitchen, the sun room is a wonderful addition, enhanced by a skylight & French doors opening out onto the garden. This light-filled space offers excellent flexibility & could be used as a second sitting room, dining area, or even a peaceful spot to unwind while enjoying the garden views. An outer lobby provides access to a useful utility area, complete with plumbing for a washing machine, sink & WC—adding practicality for day-to-day living. There is also an additional storage space with great potential to be utilised as a home office, hobby room, or further workspace, depending on your needs. Upstairs, the landing leads to two generously sized double bedrooms, both offering comfortable accommodation. Bedroom one benefits from fitted wardrobes, providing excellent storage, while the second bedroom offers flexibility for guests or working from home. The bathroom serves the property & provides a functional & comfortable space. Externally, the property benefits from a driveway to the front, while to the rear, the cottage-style garden offers a charming outdoor retreat—perfect for relaxing, gardening, or entertaining in a peaceful setting.

