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ESTATE AGENTS

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

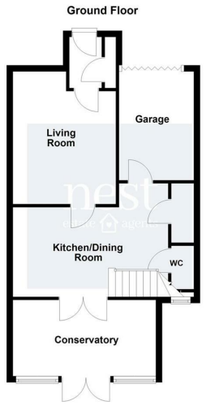
Bedroom Two
9'02 x 9'08

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

£325,000

The Story Begins

- Spacious Detached Family Home With No Upward Chain
- Wonderful Open Plan Dining Kitchen
- Living Room & Conservatory Over Looking The Garden
- Downstairs WC
- Four Bedrooms
- En-Suite & Family Bathroom
- Enclosed Garden With Views Over Fields To Rear
- Off Road Parking & Garage
- Freehold
- EPC - C Council Tax Band - D (Blaby Council)

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.

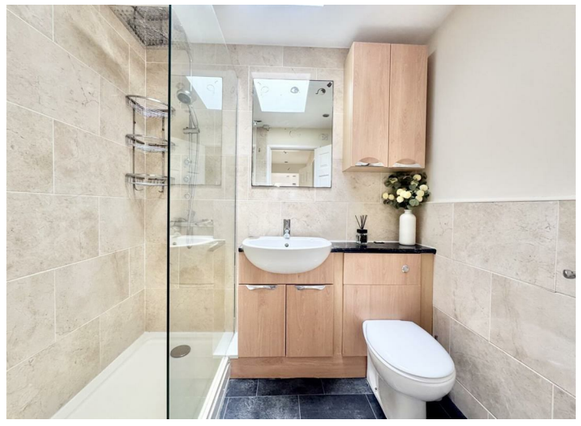
Inside Story

NO UPWARDS CHAIN. A wonderful opportunity to purchase this spacious and well-presented four-bedroom detached family home. Offering generous and well-balanced accommodation throughout, this attractive property is perfectly suited to modern family living and is offered for sale with no upward chain

Upon entering the home, you are welcomed by a entrance hall, which provides access to the ground floor accommodation and immediately gives a sense of the space on offer. The main living room is filled with natural light, creating a warm and inviting setting for relaxing and everyday family life.

The heart of the home is the modern open-plan kitchen diner, designed with both practicality and social living in mind. With ample cupboard and worktop space, room for a family dining table, and a layout ideal for entertaining, this is a fantastic space for day-to-day use. The kitchen diner flows effortlessly into the conservatory, providing a versatile additional reception room overlooking the rear garden. This area could be used as a dining space, playroom, home office or second sitting room, making it a valuable extension of the living accommodation.

Further ground floor benefits include a downstairs cloakroom with WC and an integral garage, ideal for storage, parking or potential conversion, subject to the necessary permissions.

To the first floor, a spacious landing provides access to four well-proportioned bedrooms. There is also a useful built-in study area, ideal for home working, homework or additional storage. The principal bedroom benefits from its own en-suite bathroom, complete with corner bath, wash hand basin and low-level WC. The remaining bedrooms are served by a family shower room, making the layout practical for family life.

Externally, the property enjoys an enclosed rear garden, offering a space for outdoor dining, entertaining, children's play or gardening. To the front, a driveway provides of off road parking. Ac wonderful home ready to make your own.