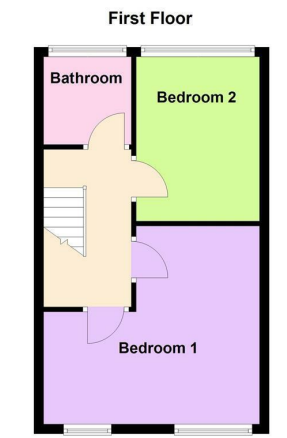
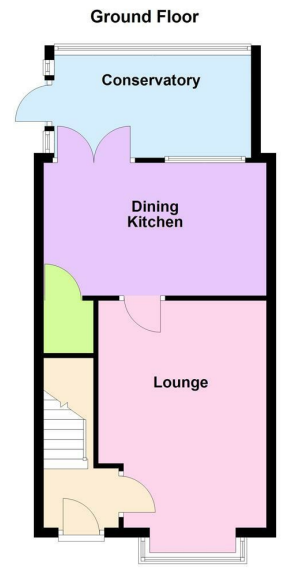


### FLOOR PLAN

- 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)



**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.

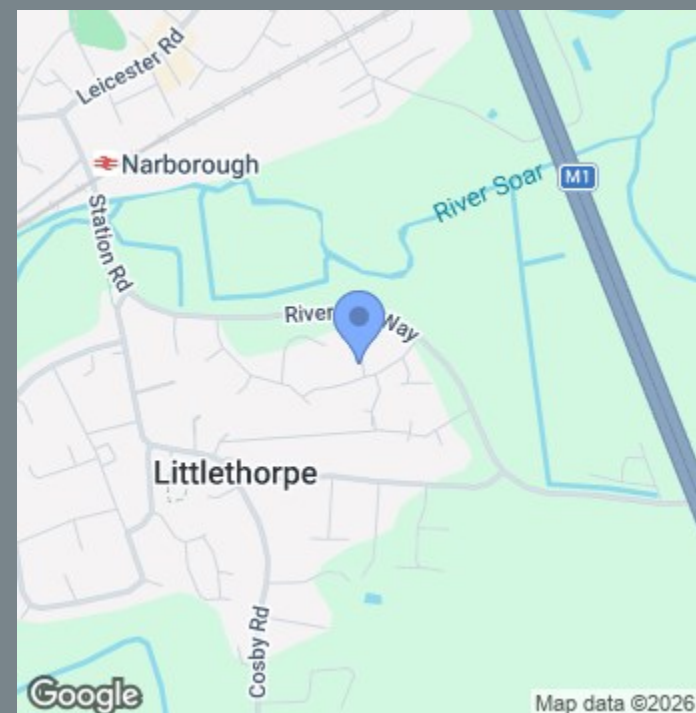
18 Herdsman's Close, Littlethorpe, LE19 2AE  
**£269,950**

## 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 - tbc, 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.

