



**Connells**

Station Road  
Littlethorpe Leicester



## Property Description

Littlethorpe is a small village approximately 6 miles (10 km) south of Leicester. The village benefits from two pubs: The Plough Inn and the Old Inn. Narborough railway station is situated close to Littlethorpe, on the edge of Narborough, and services run between Leicester and Birmingham. The village has no church of its own, but is part of the parish of Narborough, along with Huncote.

Walking distance from Narborough train station this stunning property combines both character and modern style with intricate and thoughtful detailing from the current vendors. The property boasts space throughout & the interior is of an exceptionally high standard making this a beautiful home.

## Entrance Porch

There is a door to the front of the property.

## Cloakroom

With a wc and wash hand basin.

## Lounge

With a double glazed window to the front of the property, double doors leading through to the kitchen/dining room, stairs rising to the first floor, coving to the ceiling and fireplace with wood burner.

## Snug

There are two windows to the front of the property, coving to the ceiling, fireplace with a wood burner and a door through to the garden room.

## Garden Room

Accessed from the snug, there are bi-folding doors to the rear, beams and spot lights to the ceiling.

## Dining Area

There is an electric radiator, tiled flooring and double glazed windows to the rear and sides.

## Kitchen/Dining Room

Fitted with matching wall and base units, under cupboard lighting, work surfaces, island which houses the Belfast style sink, splashback tiling, integrated double oven, space for a range sized cooker, cooker hood, integrated dish washer, space for a fridge freezer, tiled flooring, spot lights to the ceiling and double glazed French doors leading out to the rear garden.

## Utility Room

Accessed from the kitchen, there are base units.

## First Floor Landing

With stairs rising from the lounge, two double glazed windows to the rear of the property and central heating radiator.

## Bedroom One

With a double glazed window to the front of the property, feature fireplace and central heating radiator.

## Bedroom Two

With a double glazed window to the front of the property, central heating radiator and feature fireplace.

## Bedroom Three

With a double glazed window to the rear of the property and central heating radiator.

## Bathroom

There is a free standing bath, shower cubicle, two wash hand basins on a vanity unit, wc, heated towel radiator, spot lights to the ceiling and double glazed window to the rear of the property.

## Outside

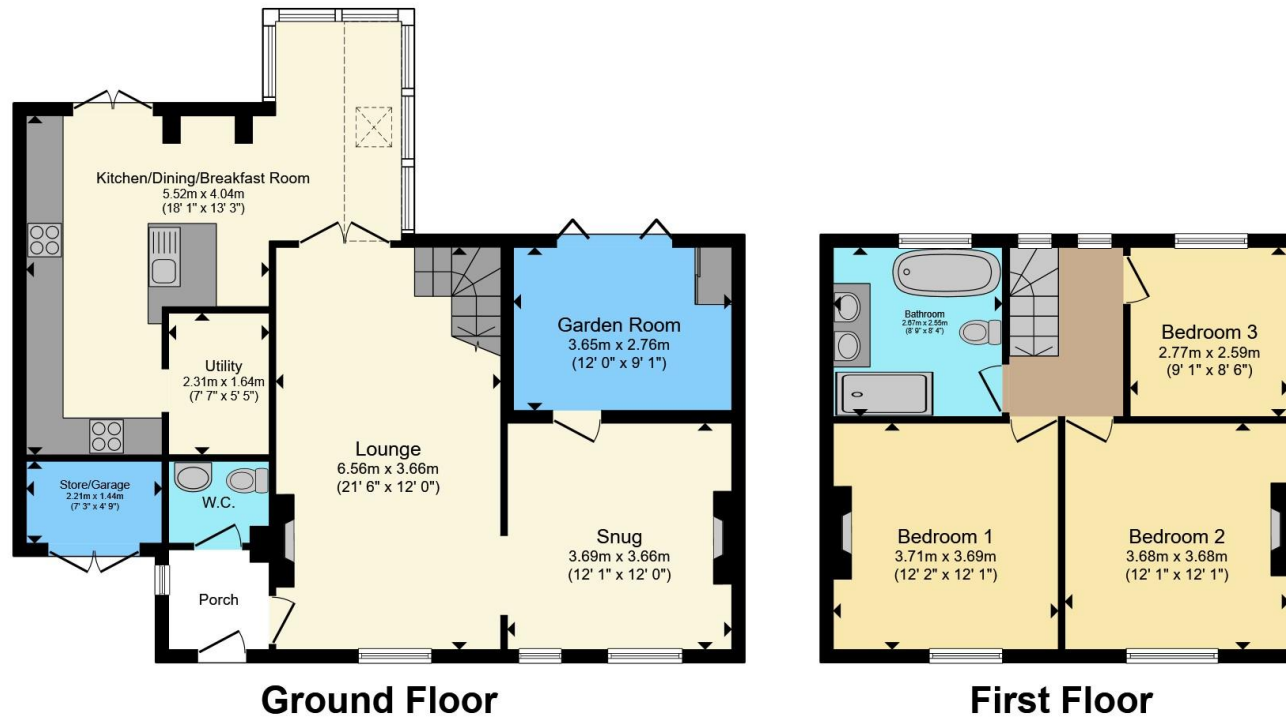
At the front of the property there is a storage area with double doors.

The rear garden has paved patio areas, lawn, pergola, mature planting and brick wall surrounds.









Total floor area 132.8 m<sup>2</sup> (1,429 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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**directions to this property:**

Proceed out of Blaby along Enderby Road and at the roundabout turn left along the bypass. At the next roundabout turn right onto Grove Road and at the mini roundabout, go straight over onto Warwick Road (a one way system) bearing left into Littlethorpe. Turn right onto Cosby Road which then becomes Station Road where the property is situated.

EPC Rating: Council Tax  
 Awaited Band: D

Tenure: Freehold



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