



29 Gurney Crescent, Littlethorpe, Leicester. LE19 2JL

- Two Double Bedroom Townhouse
- Ent Porch, Ent Area, Living Room, Dining Kitchen, Store Cupboard
- Landing, Two Double Bedrooms, Family Bathroom/Wc With Shower Over Bath
- Gas Fired Central Heating System, Double Glazing
- Garden Areas To Front And Rear
- Ideal Location For Narborough Train Station And Motorway Links
- Garage And Parking To Rear
- Internal Viewing Recommended To Appreciate Size And Location
- EPC Rating C & Council Tax Band B



PROPERTY DESCRIPTION

Two double bedroom offset townhouse located in a superb location at the end of a cul de sac in this sought after village location. Ideally located within walking distance to Narborough's shops and amenities including the train station. Littlethorpe itself offers two excellent public houses, a square and local park along with excellent transport links at J21 of the M1/M69 and Fosse Park shopping centre. The property comprises of entrance porch, entrance area leading to the good size front living room with large understairs cupboard with sturdy shelving. To the rear is the dining kitchen with a range of units and rear window and door leading out to the private enclosed rear garden. To the first floor the landing gives access to two good size double bedrooms, the master with fitted wardrobes and a family bathroom. Further benefiting from double glazing and recently updated gas fired central heating system. Externally the property sits on an enviable plot position approached via a front shared pathway. To the rear there is a patio area, lawn with mature border and fence surround and private pathway leading to the rear garage providing off road parking. Viewing comes recommended to appreciate the location and size of this generous townhouse. EPC rating is C, Council Tax is Band B.



ROOM DESCRIPTIONS

Entrance Area

Living Room

14' 9" x 11' 1" (4.50m x 3.38m)

Dining Kitchen

14' 6" x 8' 7" (4.42m x 2.62m)

Landing

Bedroom

11' 3" ext to 14'6" into rec x 10' 11" (3.43m x 3.33m)

Bedroom

12' 6" x 8' 3" (3.81m x 2.51m)

Family Bathroom

8' 8" max x 5' 11" (2.64m x 1.80m)

External

Rear Garden

Garage

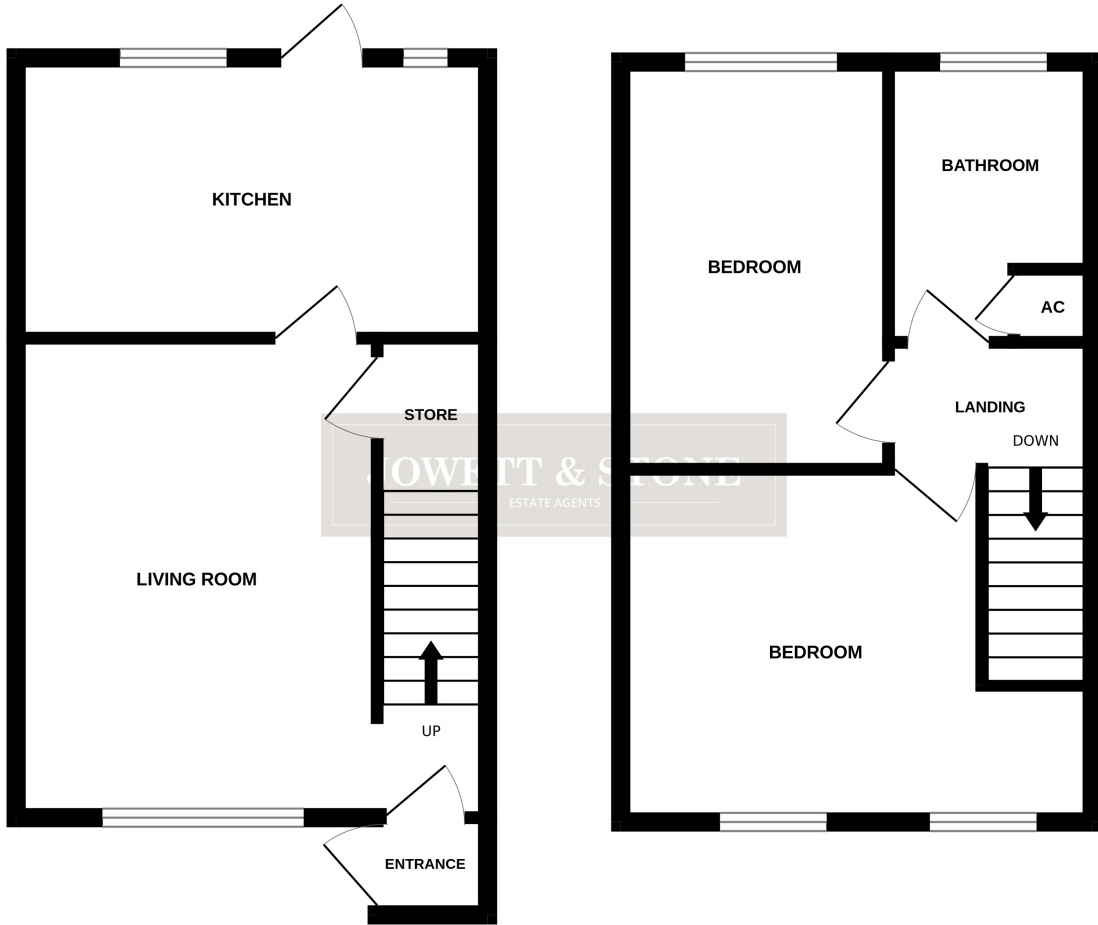
15' 1" x 8' 5" into rec (4.60m x 2.57m)



FLOORPLAN & EPC

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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