



33 Sycamore Way, Littlethorpe, Leicester. LE19 2HW

- Extended Semi Detached Property
- Sought After Littlethorpe Location
- Entrance Lobby, Rear Lobby, Inner Hall, Lounge
- Dining Area, Rear Breakfast Kitchen, Shower Room/Wc
- Landing, Four Bedrooms, Potential Bathroom/Wet Room
- Driveway, Rear Garden Area
- Offered With No Onward Chain
- EPC Rating C & Council Tax Band B



PROPERTY DESCRIPTION

Extended semi detached property offering spacious accommodation throughout. Ideally located in the sought after village of Littlethorpe, in need of some finishing cosmetics an internal viewing comes highly recommended to appreciate the size and accommodation on offer. In brief the property comprises of extended side lobby, rear lobby with door to the garden area. An inner hallway has the stairs to the first floor and leads to the generous front lounge with bay window. There is a rear dining area with under stairs store and open access to the rear breakfast kitchen extension with double doors leading out to the garden. The ground floor is completed with a modern shower room/wc. To the first floor the landing leads to four bedrooms and a potential bathroom/wet room which was in the process of renovation. The property further benefits from a mixture of gas fired central heating and some electric heating and double glazing. Externally to the front there is a lawn area and driveway providing car standing. To the rear there is a patio area, garden area in need of some improvement and fence surround. EPC rating C, Council tax is band B.



ROOM DESCRIPTIONS

Entrance Lobby

20' 2" x 6' 2" (6.15m x 1.88m)

Rear Lobby

7' 0" x 6' 3" (2.13m x 1.91m)

Lounge

15' 11" into rec x 12' 10" plus bay area (4.85m x 3.91m)

Dining Area

9' 10" x 9' 2" (3.00m x 2.79m)

Breakfast Kitchen

14' 5" x 10' 11" (4.39m x 3.33m)

Shower Room/Wc

Landing

Bedroom

15' 10" x 9' 6" (4.83m x 2.90m)

Bedroom

8' 10" x 8' 0" (2.69m x 2.44m)

Bedroom

10' 9" x 7' 7" (3.28m x 2.31m)

Bedroom

10' 3" plus rec x 6' 2" (3.12m x 1.88m)

Potential Bathroom/Wet Room

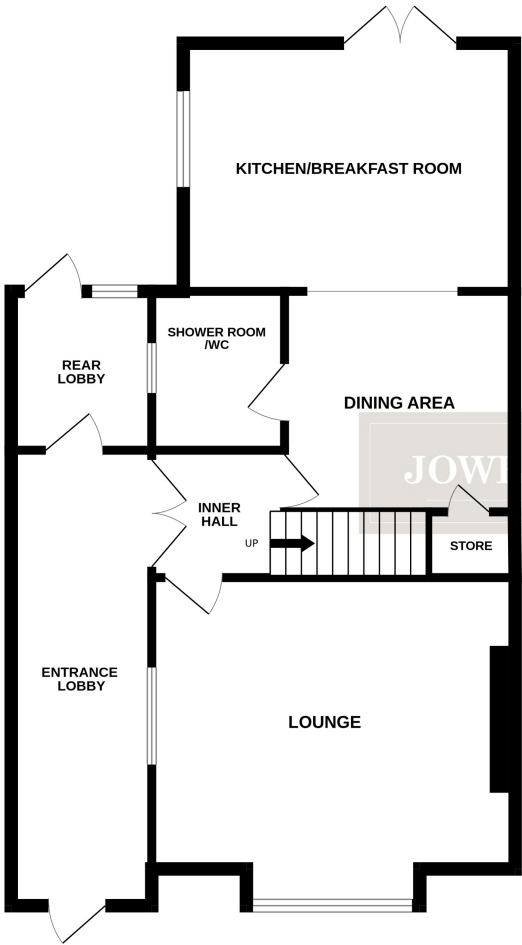
11' 0" x 6' 2" (3.35m x 1.88m)

External

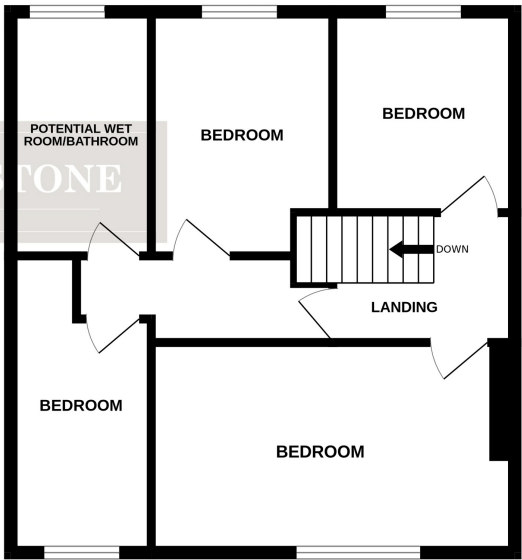
Rear Garden



GROUND FLOOR
736 sq.ft. (68.4 sq.m.) approx.

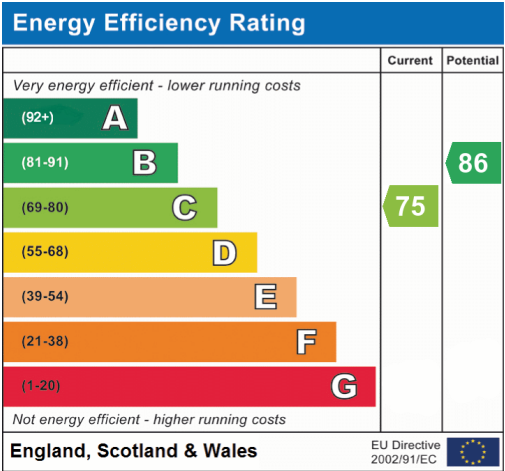


1ST FLOOR
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA : 1257 sq.ft. (116.8 sq.m.) approx.

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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