



1 Field Close, Littlethorpe, Leicester. LE19 2JY

- Four Bedroom Detached Property In Need Of Refurbishment
- Great Plot Position In Sought After Location
- Entrance Hall, Cloaks WC and Utility
- Living Room, Dining Area, Kitchen
- Landing, Four Bedrooms, Family Bathroom
- Master Bedroom Benefiting From Dressing Area, En suite Shower/wc
- Gas Fired Central Heating System, Double Glazing
- Double Garage, Rear Garden
- Viewing Recommended To Appreciate Potential
- EPC Rating D & Council Tax Band E



PROPERTY DESCRIPTION

Four bedroom detached property in need of refurbishment. In the sought after location of Littlethorpe and in a tucked away plot position the property offers fantastic potential for someone looking for a project. The property comprises of entrance hall, cloaks/wc, store, utility lobby, 19ft living room with patio doors to the rear, open access leading to the dining area with rear window and access through to the kitchen. To the first floor the landing gives access to the four bedrooms and a family bathroom. The master bedroom has the benefit of a dressing area and also an en suite shower room/wc. Externally the property sits in an enviable plot position with driveway leading to the detached double garage with electric door. A side gate leads through to the rear garden area which has a fence and wall surround and benefits from looking over Riverside Way to the paddocks beyond. Offered with no onward chain, early viewing is recommended to appreciate the potential. EPC rating D, Council tax is band E.



ROOM DESCRIPTIONS

Entrance Hall

Rear Garden

Cloaks/Wc

Living Room

19' 1" x 11' 2" (5.82m x 3.40m)

Dining Room

9' 10" x 9' 6" (3.00m x 2.90m)

Kitchen

13' 1" max red to 9' 8" x 9' 5" (3.99m x 2.87m)

Utility Lobby

9' 9" x 6' 5" max (2.97m x 1.96m)

Landing

Master Bedroom

13' 2" x 10' 6" plus ent area (4.01m x 3.20m)

Dressing Area

5' 7" x 4' 9" (1.70m x 1.45m)

En Suite Shower Room/Wc

6' 8" x 5' 6" (2.03m x 1.68m)

Bedroom

11' 10" x 7' 11" to front robe (3.61m x 2.41m)

Bedroom

8' 9" To front robe x 8' 4" (2.67m x 2.54m)

Bedroom

8' 1" x 7' 0" (2.46m x 2.13m)

Family Bathroom

7' 1" x 5' 8" (2.16m x 1.73m)

External

Double Garage

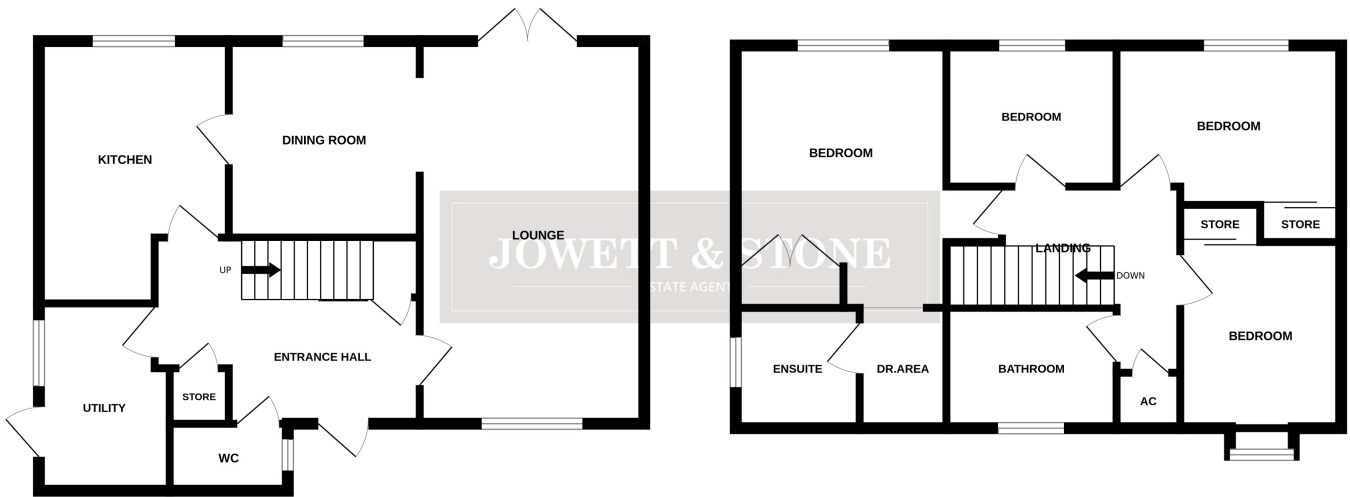
16' 6" x 16' 1" (5.03m x 4.90m)



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		82
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Blaby
11, Leicester Road, Blaby, LE8 4GR
0116 2789624
blaby@jowettandstone.co.uk