

SOLD STC

£330,000 Freehold



28 Riverside Way, Littlethorpe, Leicester. LE19 2PT

- Four Bedroom Detached Family Home
- Overlooking The Paddocks In This Sought After Location In Littlethorpe
- Ent Area, Ent Hall, Cloaks/Wc, Good Size Lounge
- 22ft Dining Kitchen, Utility, Cloaks/Wc, Study
- Landing Four Bedrooms Family Bathroom
- En Suite Shower Room/Wc To Principal Bedroom
- Gas Fired Central Heating System, Part Double Glazing
- Front Driveway Providing Ample Car Standing, Rear Garden
- Early Viewing Highly Recommended
- EPC Rating C & Council Tax Band C



PROPERTY DESCRIPTION

Extended detached home situated overlooking the paddocks in this sought after location in Littlethorpe. An ideal family or professional home the property comprises of entrance area, entrance hall, cloaks/wc. There is a good size lounge with bay shelf window, a rear feature 22ft dining kitchen fitted with base and wall units, oven/hob, tile flooring, two rear elevation windows and double doors leading to the rear garden, there is also a utility area located off the entrance hall and the ground floor is completed by a study overlooking the front. To the first floor the landing leads to the four bedrooms and a family bathroom. The principal bedroom also benefits from an en suite shower room. The property has gas fired central heating and part double glazing. Externally to the front is a lawn area with driveway providing ample car standing. Side access leads to the rear garden with patio, lawn and fence surround. Early viewing comes highly recommended to appreciate the plot position and layout. EPC rating is C and Council tax is band C.



ROOM DESCRIPTIONS

Entrance Area

Entrance Hall

Cloaks/Wc

Lounge

15' 5" x 11' 3" into rec (4.70m x 3.43m)

Dining Kitchen

22' 8" x 9' 2" (6.91m x 2.79m)

Utility

6' 1" x 3' 8" (1.85m x 1.12m)

Study

7' 0" x 6' 11" max (2.13m x 2.11m)

Landing

Bedroom

13' 0" x 9' 1" into rec (3.96m x 2.77m)

En Suite Shower Room/Wc

Bedroom

11' 8" x 8' 1" (3.56m x 2.46m)

Bedroom

11' 7" plus rec x 6' 10" (3.53m x 2.08m)

Bedroom

7' 5" x 6' 3" (2.26m x 1.91m)

Family Bathroom

External

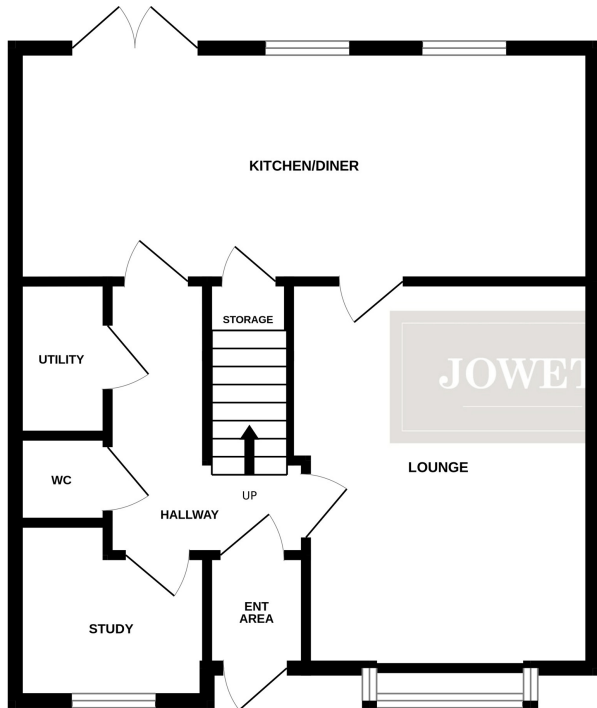
Rear Garden



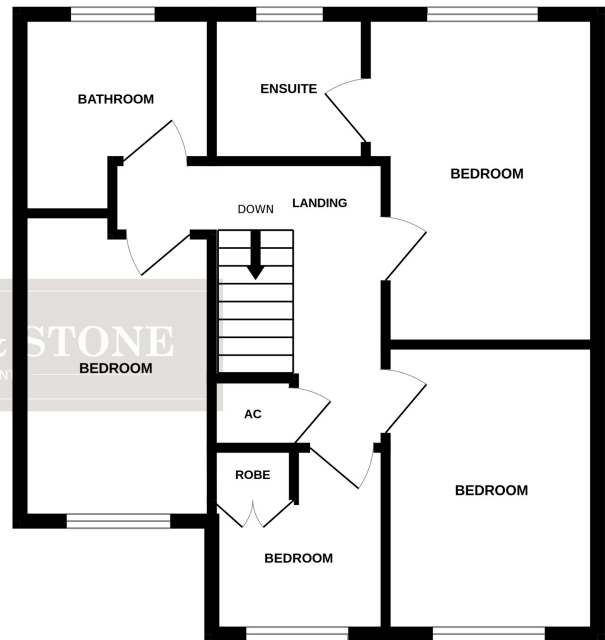
FLOORPLAN & EPC

JOWETT & STONE
ESTATE AGENTS

GROUND FLOOR
571 sq.ft. (53.0 sq.m.) approx.

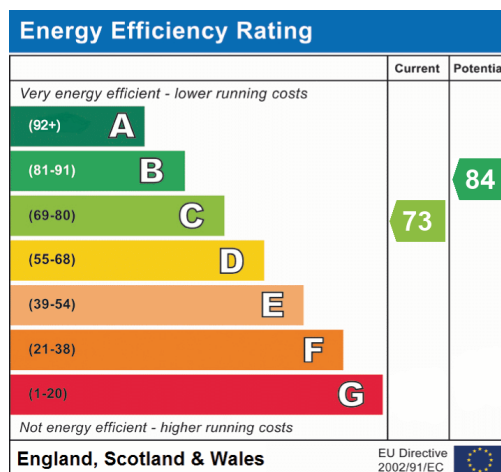


1ST FLOOR
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA : 1091 sq.ft. (101.3 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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