



5 Field Close, Littlethorpe, LE19 2JY

Asking Price £369,950

Situated in a quiet South Leicestershire Village with a range of nearby local amenities and schools and is ideally located for trains to, Leicester, Birmingham and London. This extended family home, which benefits from FIELD VIEWS to the rear of the property has accommodation briefly comprising: Entrance, Living room, Dining room, CONSERVATORY, Kitchen, Utility, W/c. First Floor: Four bedrooms, EN SUITE to master and a Family bathroom. Outside: A small, mature garden to the front and rear, Driveway parking and a Garage.

Entrance

Via a Upvc front door, with a built in storage cupboard, radiator.

Living Room



With a bay window to the front aspect, with feature fireplace, radiator, and stairs off rising to the first floor.

Additional Image



Additional Image



Dining Room



With double opening French doors to the conservatory, door to the kitchen, radiator.

Conservatory



Of brick, block and Upvc construction, this excellent addition to the property provides a further versatile living space, with double opening French doors to outside and windows overlooking the rear garden.

Kitchen



With a window to the rear aspect, fitted with a range of eye level and base level units with rolled edge worksurfaces and splashbacks. There is a built in oven, induction hob and extractor hood over and space for a fridge. Door to utility and understairs storage. Radiator.

A bright, modern kitchen with white cabinetry, a wooden countertop, and a large window. The kitchen features a sink, a stove, and a refrigerator. A dining table with a green patterned tablecloth is visible in the foreground.

Ground Floor W/C



A hallway with white walls and a light-colored carpet. On the left, there are two white doors with gold-colored handles. A white heart-shaped decoration hangs on the wall to the left of the first door. In the center, a white bookshelf is filled with books. To the right, a white staircase with a white balustrade leads down. A framed picture of a flower hangs on the wall above the staircase.

A bedroom interior featuring a wooden bed frame with white bedding and a blue throw blanket. A window with blue curtains is visible. A wooden dresser and a large wooden wardrobe are on the right. A ceiling light fixture with three bulbs is mounted above the bed.

En Suite



With a window to the rear aspect, fitted with a low level w/c, washbasin and walk-in shower cubicle, radiator.

Bedroom Two



With a window to the rear aspect, radiator.

Bedroom Three



With a window to the front aspect, radiator.

Bedroom Four



With a window to the front aspect, built in storage, radiator.

Family Bathroom



With a window to the rear aspect, fitted with a low-level w/c, wash basin, panelled bath with shower over and glass screen, radiator.

Outside



The extremely private rear garden is laid mainly to lawn with mature surrounding borders and a paved patio area. To the front of the property is driveway parking and access to the garage.

Additional Image



Additional Image



Offer Procedure

If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

In order to satisfy money laundering regulations Carlton Estates are required to carry out checks to verify each parties identity.

Mortgages

Independent Mortgage advice is available through this office. If you wish to speak to our Independent Financial Adviser, please call our office to arrange an appointment.

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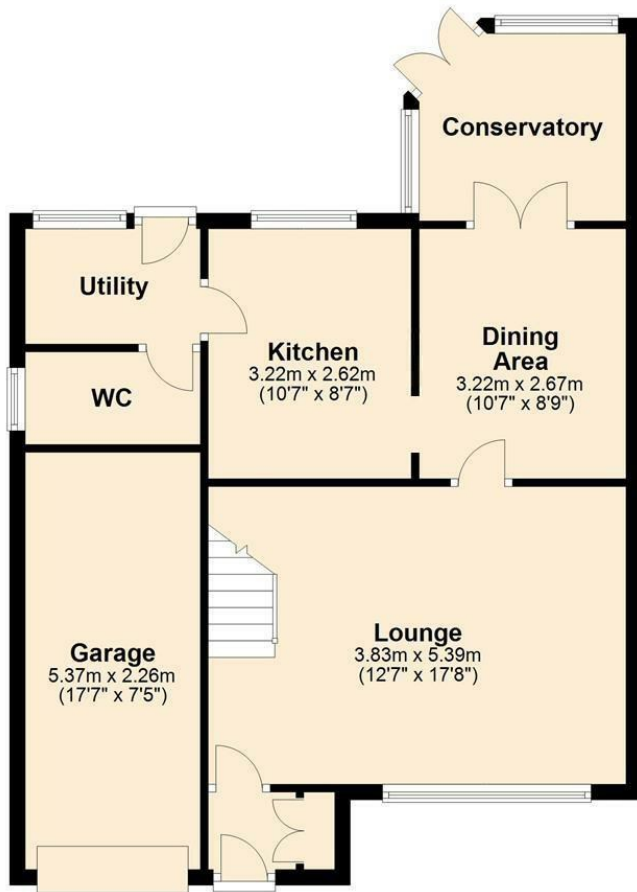
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MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am - 14:00pm

Ground Floor

Approx. 66.1 sq. metres (711.3 sq. feet)



First Floor

Approx. 55.4 sq. metres (596.1 sq. feet)



Total area: approx. 121.5 sq. metres (1307.5 sq. feet)

This Floor Plan and the Measurements are a guide Only.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
			80
		63	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	
			78
		59	