



10 Ridgeway, Littlethorpe, LE19 2JJ
£545,000

wards
Residential

Freehold. NO CHAIN. A spacious, executive four bedroom detached house situated on a quiet cul-de-sac in the popular village of Littlethorpe, within easy walking distance of the village centre and its wide range of amenities. Littlethorpe benefits from convenient access to Leicester via Narborough railway station and the B4114 leads to the M1/M69 interchange at Enderby. The accommodation briefly comprises: Ground Floor: Entrance Hall, WC, Kitchen, Utility Room, Lounge/Diner and Garden Room. First Floor: four Bedrooms, Master with Ensuite and Bathroom. Externally, there is a detached double garage and front and rear gardens. Majority UPVC double glazing and gas fired central heating.

Hall

With timber door and two UPVC double glazed windows to the front and side elevations.

WC

1.48 x 2.15 Metres

With sink and concealed cistern WC. Tiled floor and splashbacks. Extractor fan.

Lounge/Diner

6.4 x 6.81 Metres

With feature Inglenook fireplace with Jetmaster gas fire and quarry tiled hearth. UPVC bow window to the front elevation, two UPVC double glazed windows and French doors to the rear.

Kitchen

4.21 x 4.03 Metres

Fitted with a range of wood effect base and wall units with granite veneer working surfaces over and one and a half sink and drainer. NEFF single oven, Siemens electric hob and integrated fridge. Tiled floor and UPVC double glazed window to the front elevation.

Utility Room

2.32 x 1.82 Metres

With white base and wall units with granite effect working surfaces over and stainless steel sink and drainer. Gas fired central heating boiler and plumbing for a washing machine. Tiled floor. Timber window to the rear (single glazed) with secondary glazing and timber door to the front elevation.



Garden Room

5.38 x 3.76 Metres

With feature wooden vaulted ceiling and candle light fitting. Timber double glazed windows to the rear and French doors.

Landing

With airing cupboard and loft access hatch.

Master Bedroom

3.6 x 5.27 Metres

With fitted wardrobes and UPVC double glazed window to the front elevation.

Ensuite

1.4 x 2.14 Metres

With three piece white suite comprising vanity unit with sink and concealed cistern WC and shower in a cubicle. Towel rail, extractor fan and tiled floor. UPVC double glazed window to the front elevation.

Bedroom 2

3.6 x 3.57 Metres

With fitted double wardrobe and UPVC double glazed windows to the front elevation.





Bedroom 3

2.76 x 3.35 Metres

With fitted triple wardrobe and UPVC double glazed window to the rear elevation.

Bedroom 4

2.74 x 3.09 Metres

With fitted double wardrobe and UPVC double glazed window to the rear elevation.

Bathroom

1.67 x 3.22 Metres

With three piece white suite comprising sink over vanity unit, low flush WC and bath with shower over. Blue tiled floor and white tiled walls to half height (full height to bath). Underfloor heating and ceiling spotlights. UPVC double glazed window to the rear elevation.

Outside

To the front elevation, the property is set back from the road and there is a tarmac driveway leading to a detached double garage (5.05m x 5.07m) which benefits from power, lighting and two up and over doors. The remainder of the front garden is predominantly laid to lawn. To the rear, there are attractive gardens which are predominantly laid to lawn with a patio area adjacent to the rear of the dwelling.

Rear Development

Please note that part of the current garden to the rear is excluded from the sale and is being sold separately with the benefit of outline planning permission for the development of 5 detached dwellings (Ref. No: 23/0016/OUT).



EPC Rating - D(61)

Council Tax Band - F

Call 01455 251771 to make an appointment to view this property





wards
Residential

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GROUND FLOOR
892 sq.ft. (82.9 sq.m.) approx.

1ST FLOOR
680 sq.ft. (63.1 sq.m.) approx.



TOTAL FLOOR AREA: 1572 sq.ft. (146.0 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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