



12 Ridgeway, Littlethorpe, LE19 2JJ  
£465,000

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 Study. First Floor: four Bedrooms, Master with Ensuite and Bathroom. Externally, is a driveway to the front and rear gardens. UPVC double glazing and gas fired central heating.

### Hall

With feature vaulted ceiling, UPVC wood effect door and two UPVC double glazed windows to the front and side elevations.

### WC

1.49 x 2.18 Metres

With sink and WC in a vanity unit. Tiled floor. Extractor fan.

### Lounge/Diner

6.41 x 6.82 Metres

With a triple aspect, feature gas fire and serving hatch to Kitchen. UPVC window to the front elevation, two UPVC double glazed windows to the side and Patio doors and UPVC double glazed window to the rear.

### Kitchen

3.63 x 4.02 Metres

With oak effect base and wall units with granite effect work surfaces over and sink and drainer. Integrated appliances include a NEFF single oven, Bosch electric hob, Siemens semi-integrated dishwasher. Tiled floor and UPVC double glazed window to the front elevation.



### **Dining Room**

2.66 x 3.01 Metres

Open to the Kitchen and UPVC double glazed French doors to the rear elevation.

### **Utility Room**

4.22 x 3.72 Metres

With base units with granite effect work surfaces over and stainless steel sink and drainer. Two store cupboards. UPVC double glazed window and door to the rear elevation and UPVC door to the front elevation.

### **Study**

2.59 x 2.02 Metres

With UPVC double glazed window to the front, store cupboard and loft access hatch.

### **Landing**

With airing cupboard with Bosch gas fired central heating boiler and loft access hatch.

### **Master Bedroom**

3.58 x 5.16 Metres

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

### **Ensuite**

1.3 x 2.15 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 ceiling spotlights. Vinyl floor and wall tiling. UPVC double glazed window to the front elevation.







### **Bedroom 2**

**3.6 x 3.58 Metres**

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

### **Bedroom 3**

**2.76 x 3.33 Metres**

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

### **Bedroom 4**

**2.75 x 3.1 Metres**

With UPVC double glazed window to the rear elevation.

### **Bathroom**

**1.64 x 3.31 Metres**

With four piece white suite comprising pedestal sink, bidet, low flush WC and bath with shower over. Shaver socket light and extractor fan. UPVC double glazed window to the rear elevation.

### **Outside**

To the front elevation, the property is set back from the road. There is a tarmacadam driveway and 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). As a result, the existing garage for the subject property will be demolished to provide access to the rear development.

EPC Rating - C(74)

Council Tax Band - F

Call 01455 251771 to make an appointment to view this property





TOTAL FLOOR AREA - 1577 sq.ft. (146.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. 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 is given as to their operability or efficiency can be given.  
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20 Station Road  
Hinckley Leicestershire LE10 1AW

01455 251771  
info@wardsonline.co.uk

wardsonline.co.uk



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