



## Irvine Crescent, Lubbethorpe, Leicester, LE19 4BT

£1,400 pcm

A spacious and MODERN three-bedroom semi-detached home in the popular residential suburb of Lubbethorpe.

Council Tax band: C

Tenure: Freehold

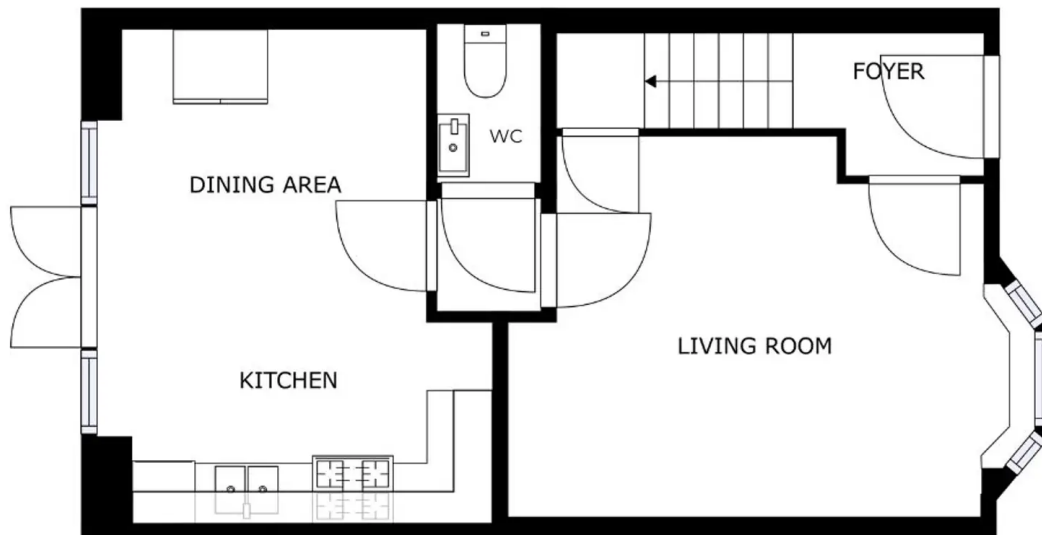
EPC Energy Efficiency Rating: B





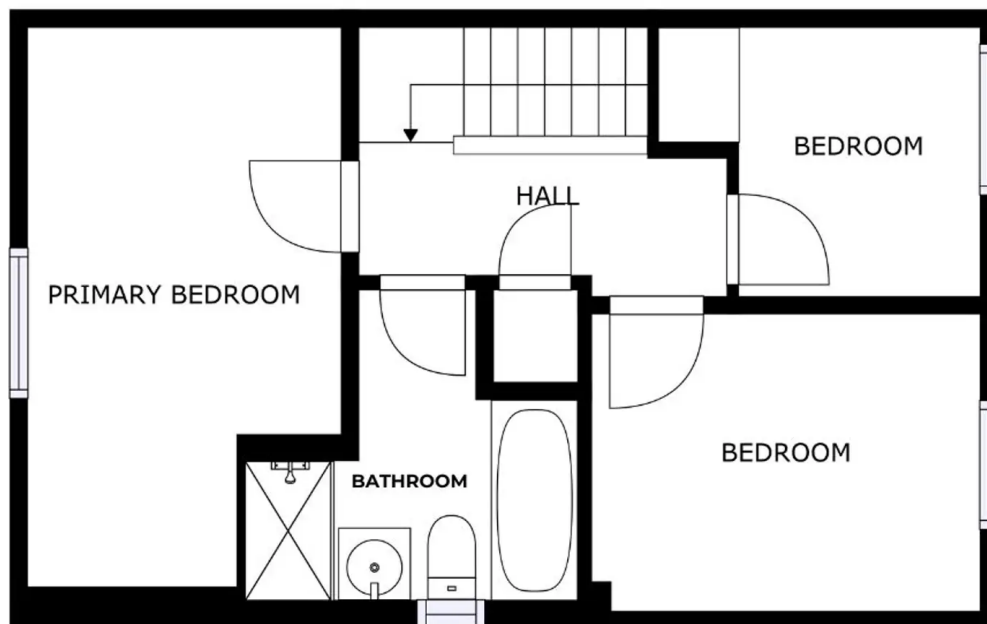






FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 40 m<sup>2</sup>, FLOOR 2: 38 m<sup>2</sup>  
TOTAL: 79 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 40 m<sup>2</sup>, FLOOR 2: 38 m<sup>2</sup>  
TOTAL: 79 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents & valuers (nor any person in their employment) has any authority to make any representation or warranty in relation to the property.' The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.