



Forsa Close, Lubbethorpe, LE19



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£335,000



Key Features

- Three Bedroom Link Detached Home
- Built By Award Wining Developer Davidsons
- Set Back Position With Driveway & Garage
- Electric Car Charging Point
- 'Jack and Jill' Family Bathroom
- Conveniently Located For Major Road Links
- Air Conditioning Units Throughout
- EPC rating B
- Freehold





MODERN FAMILY HOME! - Built by award winning developer Messrs. Davidsons, fall in love with this contemporary three bedroom home occupying a family friendly set back position in the popular and highly convenient location of Lubbethorpe. Having the remainder of the 10 years builders warranty, this property will be perfect for the discerning purchaser who is looking for a low maintenance property to move straight into. Benefiting from air conditioning units throughout, gas central heating and double glazing, the accommodation comprises an entrance hall, lounge, inner lobby, ground floor WC and a full width kitchen diner, with the first floor offering three bedrooms and a family 'Jack and Jill' bathroom. Externally there are front and rear gardens, with a driveway to the side giving access to the detached garage with boarded loft space. There is also the added benefit of an electric car charging point. An early viewing is strongly recommended.

Ground Floor

Upon entering the property, you are welcomed into an inviting entrance hall, featuring a staircase rising to the first floor and a door leading into the lounge. The lounge benefits from a front-facing window fitted with a made-to-measure blind, as well as a useful under-stairs storage cupboard. A further door leads into an inner hallway, where you will find a convenient downstairs WC and open access to the full-width, modern dining kitchen. The kitchen is fitted with a range of wall and base units, complemented by roll-edge work surfaces and matching splashbacks. Key features include an inset 1.5 bowl sink and drainer with mixer tap, a built-in AEG oven, four-ring gas hob with extractor hood above, integrated dishwasher and microwave, and space for two additional appliances. Offering ample room for a dining table and chairs, the kitchen also enjoys French doors that open out to the rear garden.

First Floor

Moving upstairs, you will find three well-proportioned bedrooms, two of which are doubles. The master bedroom benefits from direct access to a contemporary 'Jack and Jill' family bathroom, featuring a four-piece suite comprising a shower cubicle, wash hand basin, bathtub, and WC.

Outside

Occupying a set back position from the road, the plot is accessed via shared driveway and firstly offers a driveway to the side of the property for two cars with an electric charging point and giving access leading to a single detached garage measuring 5.19m x 2.77m with an up and over door, power, lighting and access to boarded loft space with a ladder. Gated access to the side leads to a mainly laid to lawn garden with a patio area adjacent to the accommodation ideal for outdoor entertaining.

Please note: There is a charge for the upkeep of the green spaces on the estate. We have been advised that this figure for 1/10/2023 to 30/9/2024 was £187.92.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Blaby District Council - Tax Band B. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

Need Independent Mortgage Advice?

We are pleased to introduce the Mortgage Advice Bureau, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. They can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.





Making an Offer

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Agents Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements (width x length), floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

Referrals

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB to help with finances, we may receive a referral fee if you take out a mortgage through him. If



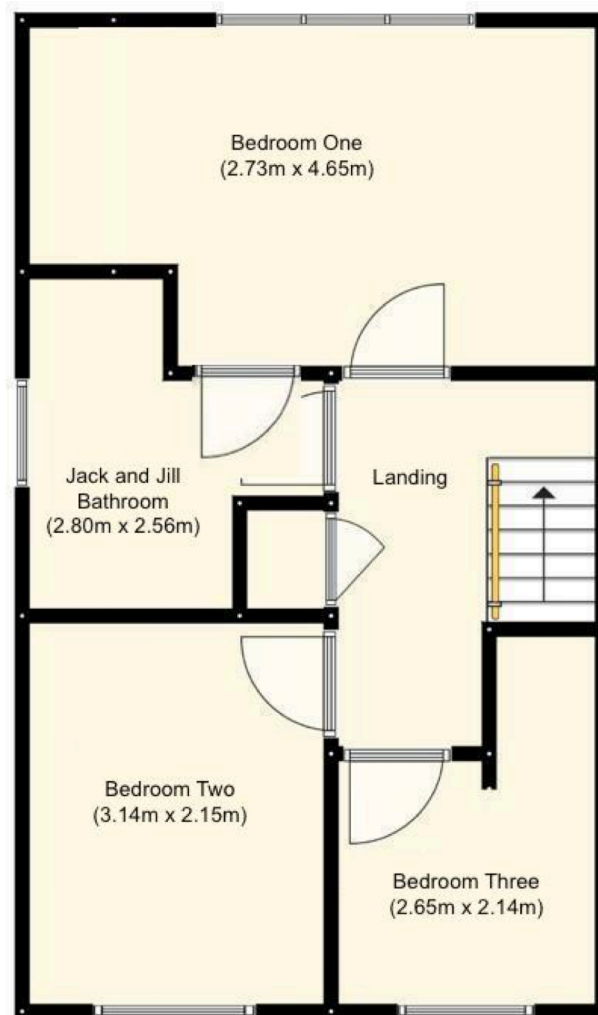
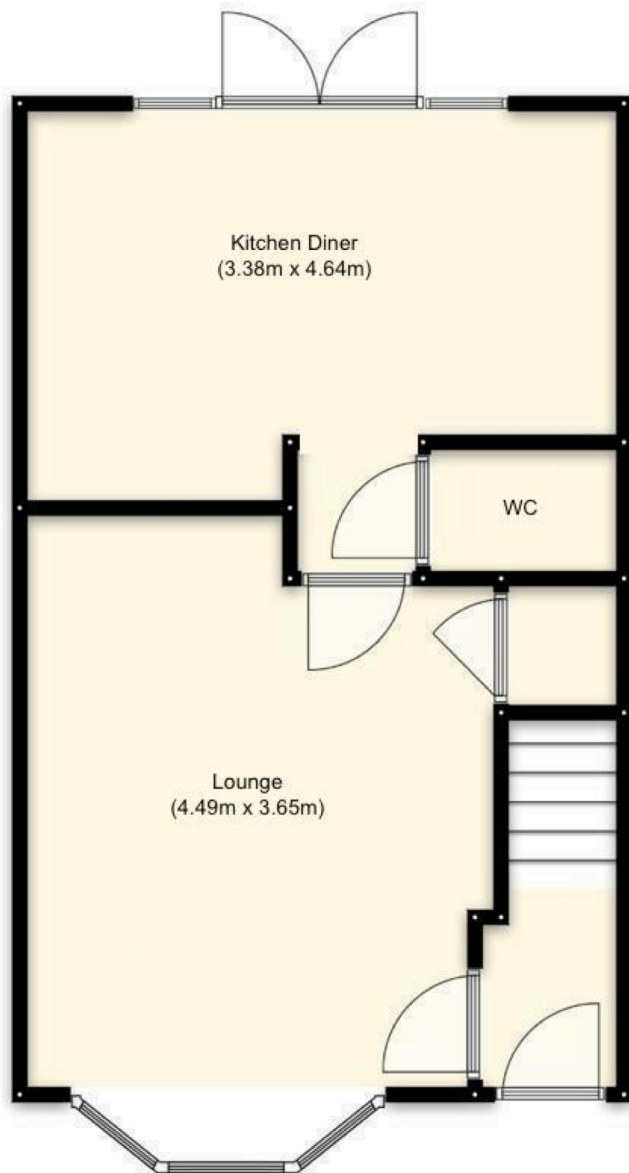
you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

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