



Dionard Drive, Lubbethorpe, LE19

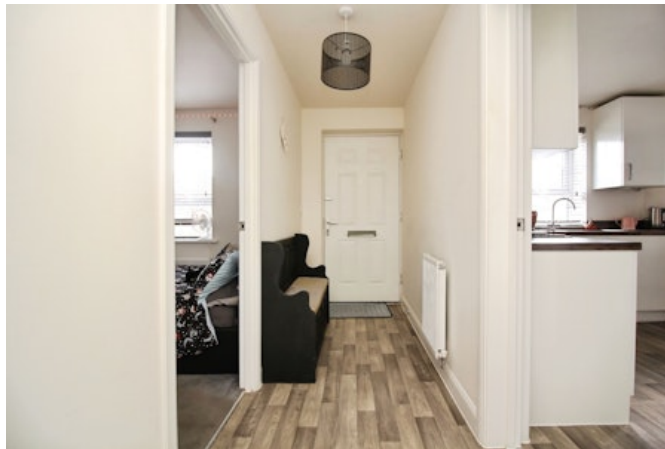


Offers over £210,000



Key Features

- Two Double Bedrooms
- Ground Floor Apartment With Private Garden
- Driveway & Single Garage
- Open Plan Living Kitchen Diner
- Ideal First Purchase or Buy to Let Investment
- Convenient Lubbethorpe Location
- EPC rating B
- Leasehold





Available with no upward chain, this contemporary ground floor apartment includes ownership of a parking space and single garage and enjoys a popular position being situated with close proximity to commuter links. Having its own private entrance, the gas centrally heated and double glazed apartment features an entrance hallway with useful storage, open plan living kitchen diner, two double bedrooms and bathroom. Outside there is a garden enclosed by walled boundaries. An ideal home for a first time buyer, professional couple or purchaser looking to downsize, an early viewing is strongly recommended to avoid disappointment.

Welcome to your new home

Upon entering the home, you are welcomed by an entrance hallway, providing access to all areas of the accommodation and featuring a built-in storage cupboard. A standout feature of the property is the impressive open-plan living, kitchen, and dining area, truly the heart of the home. This versatile space offers ample room for both formal dining and relaxed living, complemented by a stylish kitchen fitted with an upgraded 'Platinum' range of modern wall and base units. The kitchen also includes a built-in oven, four-ring hob with extractor hood, integrated washer/dryer, space for a fridge-freezer, a concealed boiler, and a sink with drainer. French doors lead directly out to the rear garden, enhancing the sense of indoor-outdoor living. The home further benefits from two well proportioned double bedrooms and a contemporary bathroom, complete with a sleek three-piece suite.

Outside

The property boasts a private rear garden enclosed by charming brick wall boundaries. It also includes a single garage measuring 5.47m x 2.81m, offering secure parking or valuable additional storage space. In addition, a designated parking space is provided, an invaluable convenience in today's fast-paced lifestyle.

Location

New Lubbesthorpe is an exciting and growing

community, thoughtfully designed to combine modern living with natural surroundings. The development will feature 75 acres of new woodland and 250 acres of open space and parkland, creating a vibrant environment for residents to enjoy. The community will also be home to three new schools, with the first primary school having opened in September 2019. A brand-new community hub is now open, providing a welcoming space for local events, clubs, and social activities. Perfectly located for professionals, New Lubbesthorpe offers excellent transport links with easy access to the M1 and M69. Leicester city centre is just a 15-minute drive away, and the popular Fosse Park shopping centre is right on the doorstep. For those commuting further afield, Leicester railway station provides direct services to both London St Pancras and Birmingham New Street.

Tenure & Council Tax

We understand the property to be LEASEHOLD with vacant possession upon completion. 999 Year Lease Approximately £200.00 Land Trust Charge 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

"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out



correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks."

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

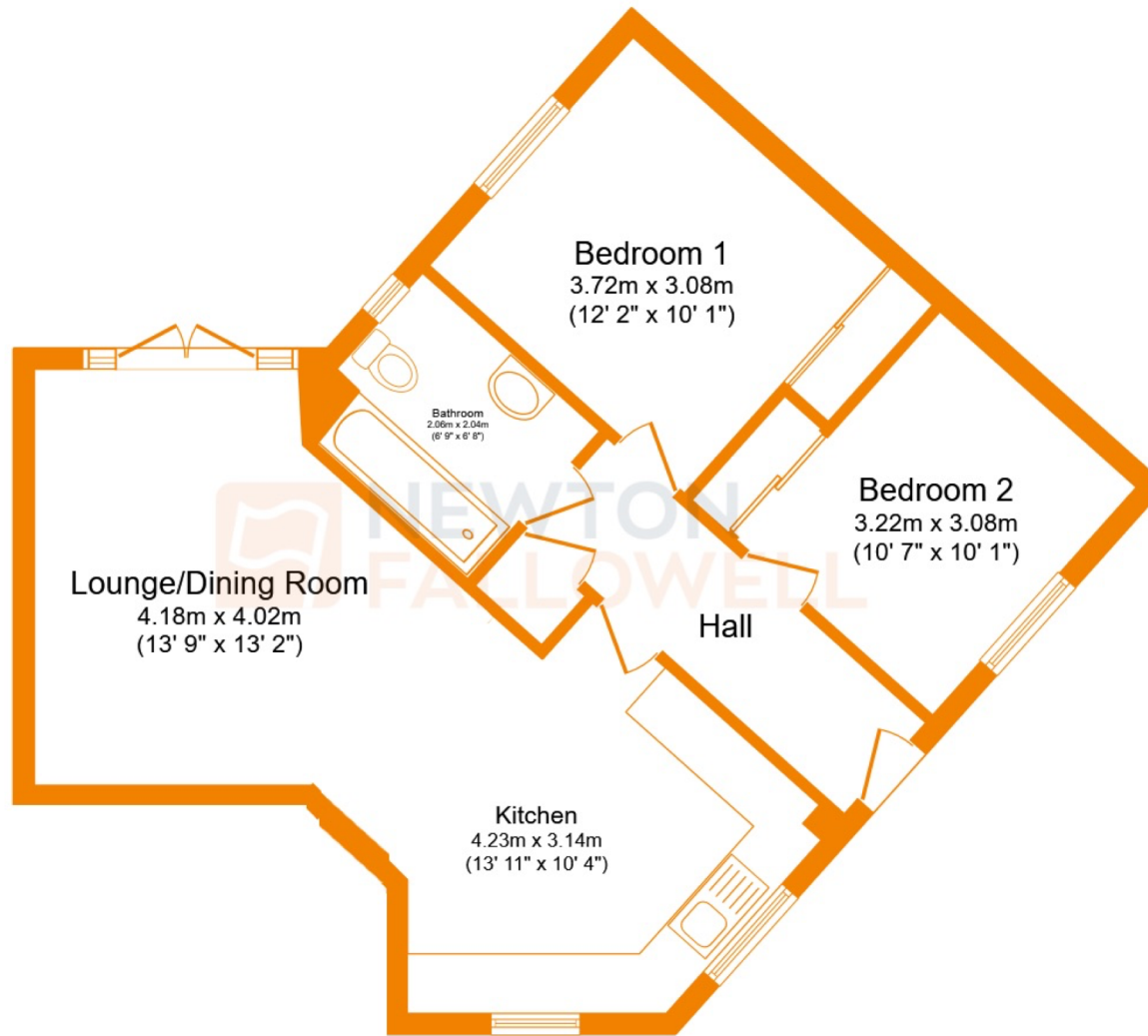


programmes, please ask at our office.

Free Property Valuations

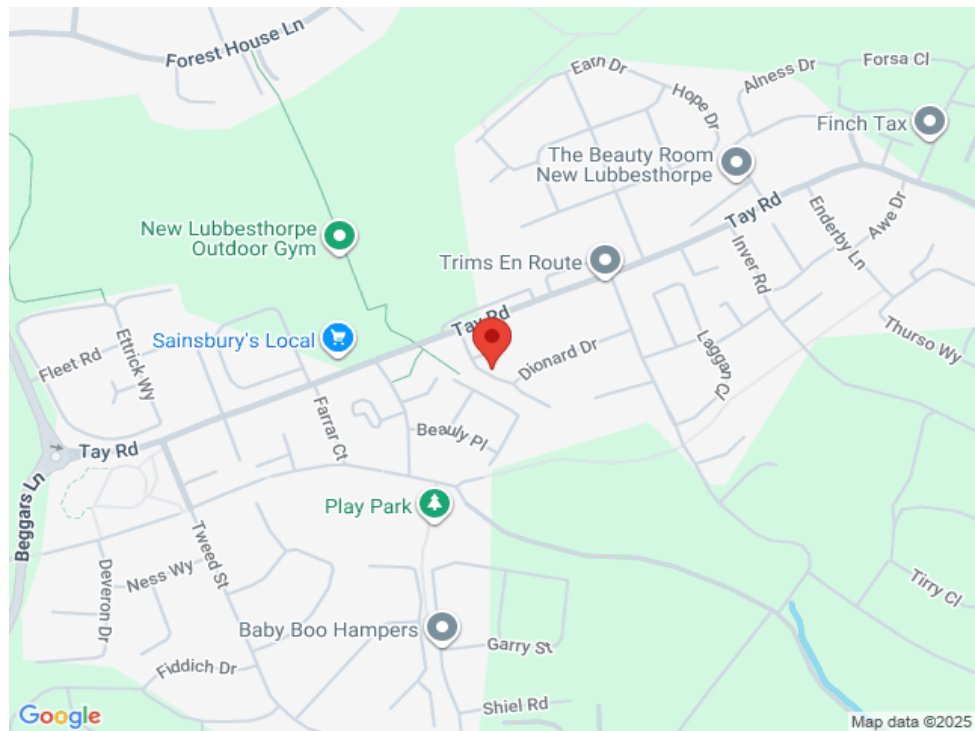
If you have a house to sell then we would love to provide you with a free no obligation valuation.





Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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