



Lubbesthorpe Road, Braunstone
Town, LE3



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Offers over £270,000



Key Features

- Three Bedroom Semi Detached Home
- Modern Fitted Kitchen
- Popular & Convenient Location
- Driveway & Garage
- Boarded Loft Space With Ladder
- Gas Central Heating & Double Glazing
- EPC rating TBC
- Freehold





Perfect for growing families, this three bedroom semi detached home is conveniently situated for access to the M1/M69, Leicester City Centre and Fosse Park and Meridian Leisure and must be viewed in person to be fully appreciated. Benefiting from gas central heating, double glazing and made to measure blinds throughout, the layout includes an entrance hall, lounge through to the dining room and a modern fitted kitchen. Upstairs you will find three bedrooms and a family bathroom. The plot offers front and rear gardens with a driveway that runs alongside the property leading to a detached garage.

Welcome to your new home

Upon entry to the home, you step into the welcoming entrance hallway presented with contemporary flooring and featuring a staircase rising to the first floor as well as useful storage beneath. A glazed door opens into the reception room, flooded with natural light via a double glazed window to the front elevation. Open access leads through to the formal dining area with French doors to the garden. The kitchen is fitted with a range of wall and base level storage units with work surfaces over, inset four ring gas hob with stainless steel electric oven under and extractor fan over, double glazed window to the rear aspect with a pleasant outlook over the rear garden.

Moving Upstairs

Upstairs you will find three bedrooms, two of which are comfortable doubles. The main bedroom benefits from having built in wardrobes. Completing the first floor is the family bathroom, fitted with a three piece suite comprising low level WC, wash hand basin set in a vanity unit with storage cupboard under and panelled bath with shower over, double glazed window to the rear and side aspects. The landing also serves access to the loft space which is has boarded and a ladder.

Outside

The property benefits from lawned gardens to the front

and rear with a driveway providing off road parking for two cars and a single garage with light and power situated to the rear. The rear garden is a particular highlight having been landscaped, providing the ideal space for outdoor sitting and entertaining. There is also outside electrics, planted borders and fencing to boundaries.

Location

Located on the sought-after Lubbethorpe Road in Braunstone Town, this property offers convenient access to local shops, schools, and parks, with excellent transport links to Leicester city centre and the M1/M69.

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

"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

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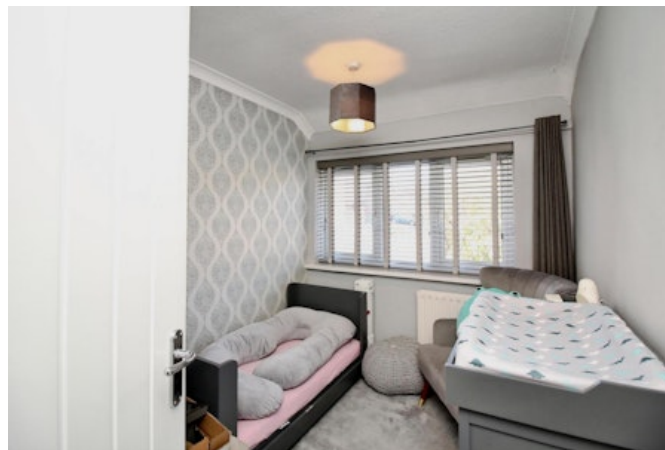
Referrals

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.

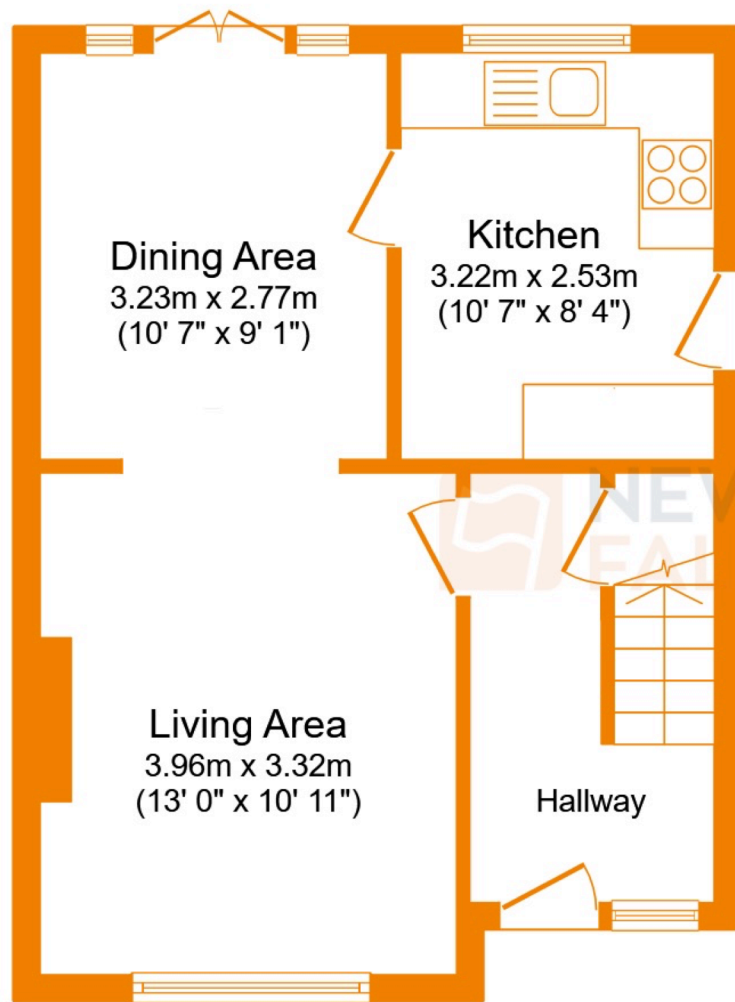


Free Property Valuations

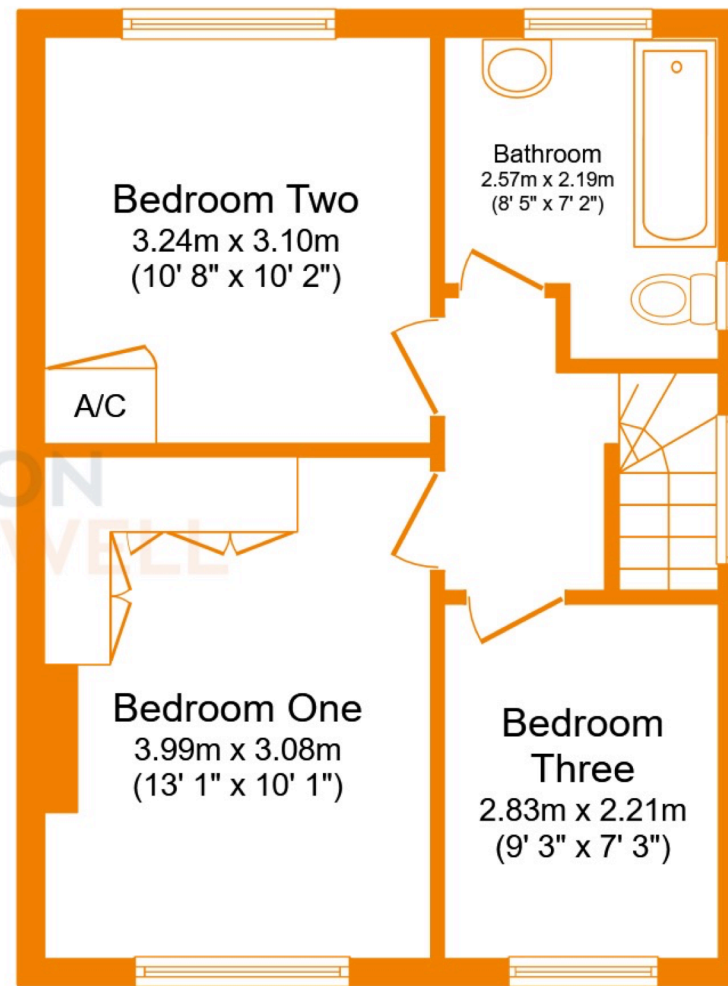
If you have a house to sell then we would love to provide you with a free no obligation valuation.







Ground Floor



First Floor

