



15 Farrar Court  
Lubbesthorpe, LE19 4BQ

£325,000



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# 15 Farrar Court

Lubbesthorpe, Leicester, LE19 4BQ

A beautifully presented modern 3 bedroom link-detached home built in 2019 by Barratt Homes and conveniently situated close to excellent amenities including schools, shops, open countryside and links to Fosse Park & M1/M69 motorways. The property benefits from full gas central heating, UPVC double glazing, cavity wall insulation and is well appointed throughout with quality floor coverings and light fittings. The tastefully decorated accommodation comprises entrance hall, cloaks/wc, dual aspect lounge, dining room with French doors to rear garden, fully fitted kitchen with appliances. Upstairs a landing, 3 bedrooms, en-suite shower room and family bathroom. Driveway for 2/3 cars to garage, private corner plot gardens. Viewing highly recommended. Freehold. Council tax band C

## Entrance Hall

Double glazed composite entrance door, stairs to first floor, radiator.

## Cloaks/wc

Vinyl flooring, wash hand basin, wc, radiator, extractor fan.

## Lounge

16'2" x 10'4" (4.94 x 3.16)

Two UPVC double glazed windows to front and side, radiator, fitted carpet.

## Dining Room

12'9" x 8'3" (3.91 x 2.53)

UPVC double glazed window to side, radiator, UPVC double glazed French doors to rear.

## Kitchen

13'0" x 7'3" (3.98 x 2.23)

UPVC double glazed window to rear, vinyl flooring, radiator. Fitted with a range of base, drawer & eye level units, work surfaces, stainless steel sink unit with mixer tap. Built-in electric oven, ceramic hob with extractor hood. Integrated dishwasher, fridge/freezer. Shelved pantry store with Ideal logic combination boiler.

## First Floor Landing

Fitted carpet, radiator, access to loft.

## Bedroom One

13'10" x 12'9" (4.22 x 3.89)

Two UPVC double glazed windows to front and side, fitted carpet, radiator.

## En-suite Shower Room

UPVC double glazed opaque window, chrome heated towel rail, vinyl flooring, extractor fan. Fully tiled shower cubicle with electric shower, pedestal wash hand basin, wc.

## Bedroom Two

11'3" x 10'2" (3.43 x 3.12)

Two UPVC double glazed windows to front and side, fitted carpet, radiator, airing cupboard housing cylinder.

## Bedroom Three

7'3" x 6'10" (2.23 x 2.09)

UPVC double glazed window to side, fitted carpet, radiator.

## Outside

The front garden has lawn, hedged boundaries, driveway for 2-3 cars leading to a single garage (17'4" x 9'8") with up & over door, light & power, UPVC door to rear.

The rear garden has patio, hard landscaping with slate chippings, lawn, external water tap, fenced & walled boundaries, gated side access to driveway.

## Local Authority & Council Tax Info (Blaby)

This property falls within Blaby District Council ([blaby.gov.uk](http://blaby.gov.uk))

It has a Council Tax Band of C which means a charge of £1967.69 for tax year ending March 2025

Please note: When a property changes ownership local authorities do reserve the right to re-calculate council tax bands.

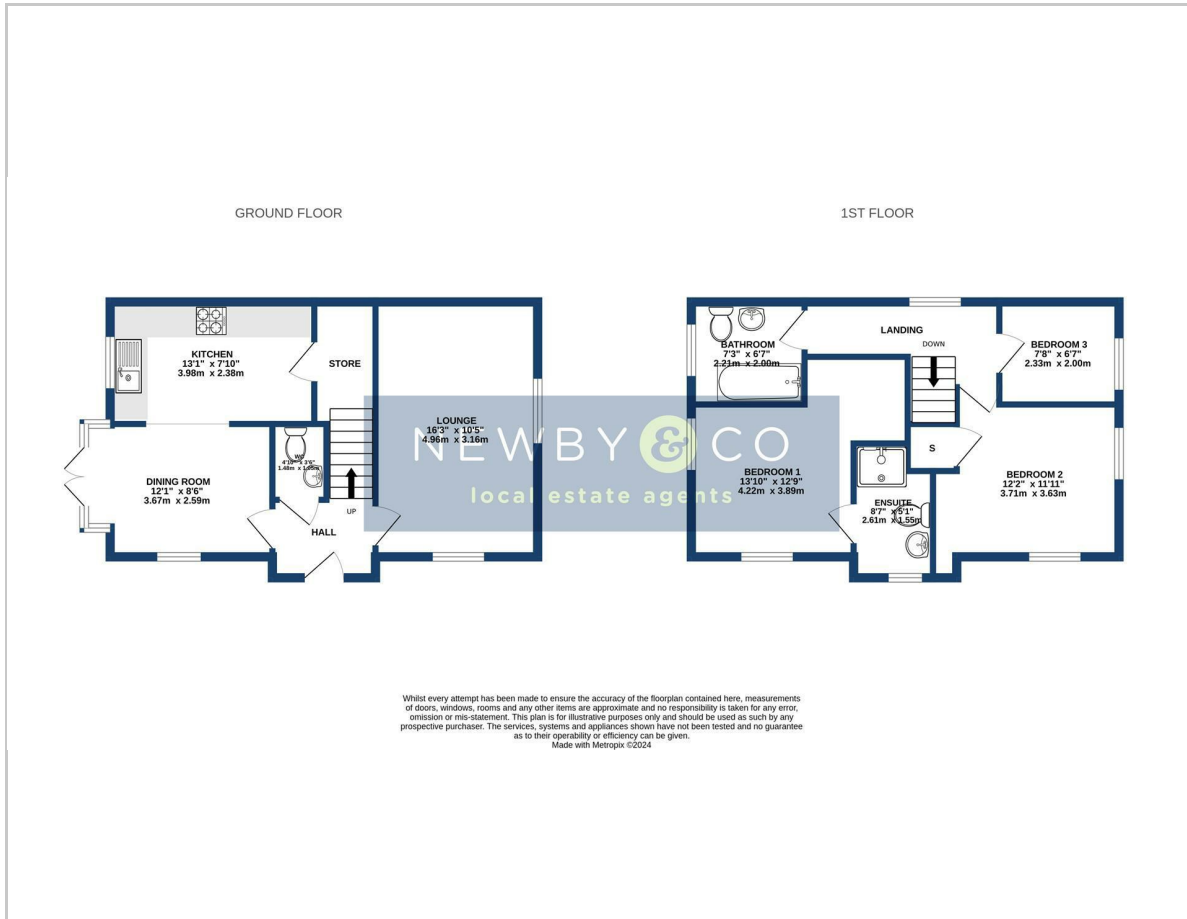
For more information regarding school catchment areas please go to [www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school](http://www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school)







## Floor Plan



## Viewing

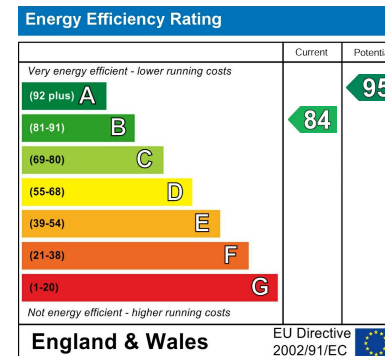
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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