

## FLOOR PLAN

### DIMENSIONS

Entrance Hall

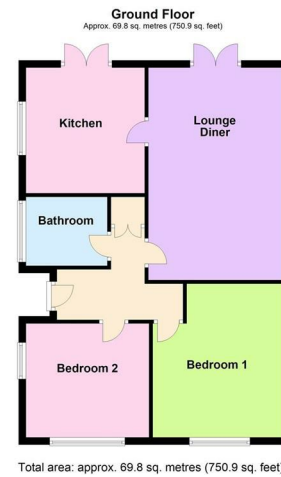
Lounge Diner  
19'2" x 11'7" (5.85 x 3.55)

Kitchen  
10'0" x 10'0" (3.06 x 3.06)

Bedroom One  
13'9" x 10'10" (4.2 x 3.31)

Bedroom Two  
10'2" x 10'11" (3.11 x 3.34)

Bathroom  
6'10" x 5'6" (2.1 x 1.68)



**FIXTURES AND FITTINGS** All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.  
**VIEWING** Via our office at 22a Cross Street, Enderby, LE19 4NJ  
Telephone: 0116286 9700 • Email: sales@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at [www.nestegg-properties.co.uk/](http://www.nestegg-properties.co.uk/)  
**FREE PROPERTY VALUATIONS** Looking to sell? Need a valuation?  
Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County – total coverage for your home.  
Call us on 0116 2811 300 for free advice.  
**OFFER PROCEDURE** If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.  
**MONEY LAUNDERING** Money laundering regulations 2003 – Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.  
These details do not constitute part of an offer or contract.  
Measurements are for guidance only and potential buyers are advised to recheck measurements.  
**Agents notes- FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY.** Whilst every attempt has been taken to ensure the accuracy, these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

3 Laxford Lane, Lubbethorpe, Leicestershire, LE19 4DE

£250,000

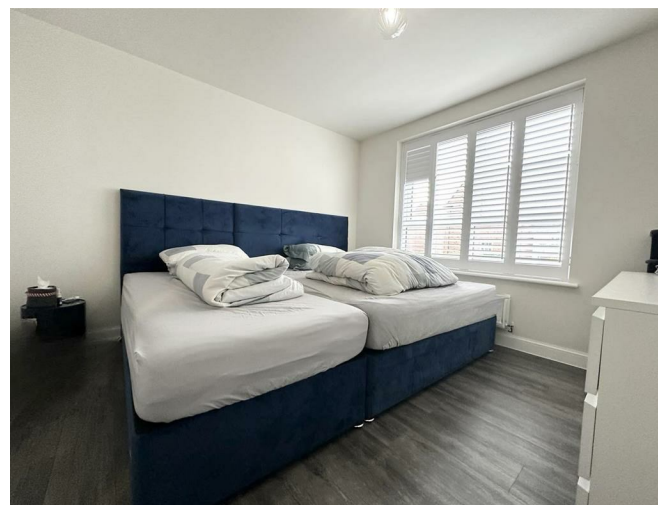
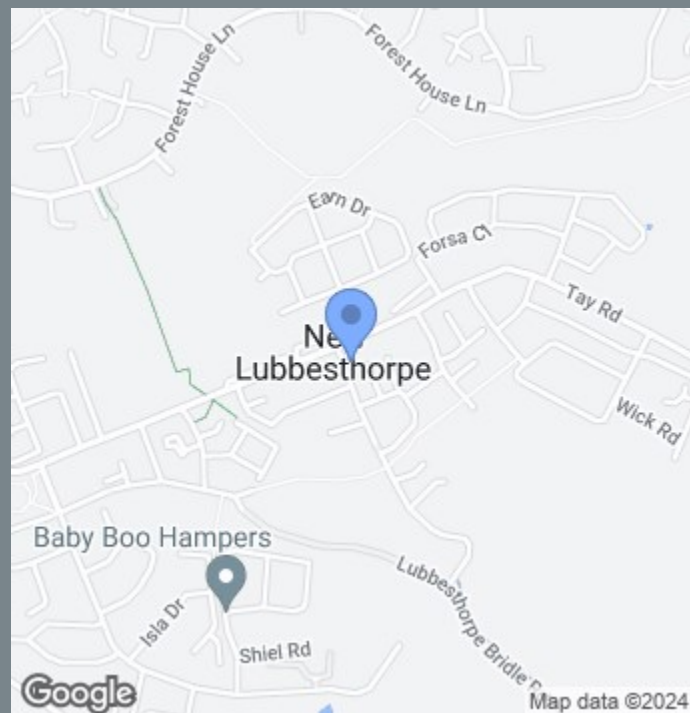


## OVERVIEW

- Stunning Detached Bungalow
- Sought After Location
- Entrance Hall & Lounge Diner
- Fitted Kitchen
- Two Bedrooms & Bathroom
- Driveway & Enclosed Garden With Summer House
- Viewing Is Essential
- Balance Of Builders Guarantee
- EER Rating - B, Freehold
- Council Tax Band - C

## LOCATION LOCATION....

Welcome to Lubbesthorpe, where vibrant community living meets the tranquility of nature! Nestled on the outskirts of the city, Lubbesthorpe invites you to experience the perfect blend of modern convenience and scenic landscapes. Escape the hustle and bustle without sacrificing urban convenience. Lubbesthorpe is adorned with green spaces, parks, and walking trails, providing a breath of fresh air for nature enthusiasts. Experience the ease of everyday life with nearby shopping centres, entertainment options, and essential services. The location ensures convenient connectivity to major transportation routes, making it easy to access the city centre and neighbouring areas. As Lubbesthorpe continues to grow, ongoing development projects promise a future of enhanced amenities and increased community vibrancy.



## THE INSIDE STORY

Welcome to this exquisite detached bungalow, a true gem built in 2021, nestled within a contemporary development that perfectly blends modern design with comfort and functionality. As you step through the entrance hall, you're immediately greeted by an inviting atmosphere that sets the tone for the entire home. The heart of this residence is the spacious lounge diner, where natural light floods the room, creating an open and airy ambiance. The lounge diner features French doors that not only enhance the aesthetic appeal but also provide seamless access to the outdoors, bringing the beauty of the surrounding landscape inside. The kitchen is a chef's delight, boasting a modern and expansive design. It is equipped with top-of-the-line appliances, ample storage space, and sleek countertops, making it a perfect space for culinary enthusiasts. The thoughtful layout ensures convenience and efficiency, making meal preparation a pleasure. This bungalow offers two generously sized bedrooms, each designed to provide a peaceful retreat at the end of the day. The contemporary styling, coupled with large windows, allows for an abundance of natural light, creating a serene and relaxing atmosphere. The bathroom, adorned with modern fixtures and finishes, complements the overall aesthetic of the home. Convenience meets style with a driveway that accommodates two cars, ensuring parking is never a concern. The outdoor space is a true sanctuary, featuring a summer house that offers a tranquil escape or an ideal spot for entertaining guests. The enclosed garden provides privacy and security, making it a perfect space for relaxation and outdoor activities.

