

FLOOR PLAN

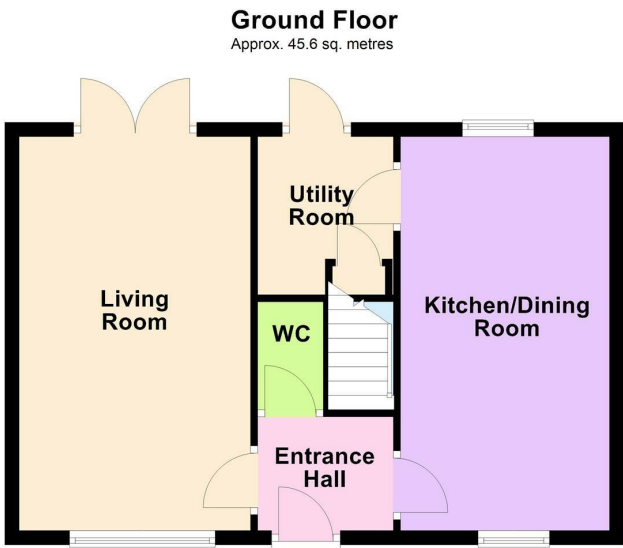
DIMENSIONS

- Entrance Hall
- Lounge  
18'01 x 10'08 (5.51m x 3.25m)
- Downstairs WC
- Kitchen Diner  
18'01 x 9'07 (5.51m x 2.92m)

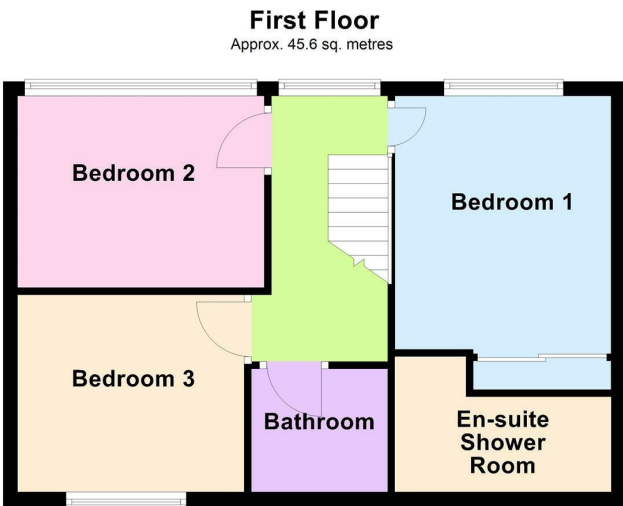
- Utility Room  
6'03 x 5'07 (1.91m x 1.70m)
- Bedroom One  
11'10 x 9'10 (3.61m x 2.77m)

- En-Suite  
11'10 x 9'10 (3.61m x 3.00m)
- Bedroom Two  
11'03 x 8'08 (3.43m x 2.64m)
- Bedroom Three  
10'00 x 9'01 (3.05m x 2.77m)

- Family Bathroom



Total area: approx. 91.1 sq. metres





# OVERVIEW

- Three Double Bedrooms
- En-suite Shower Room
- Downstairs WC
- Driveway & Single Garage
- Electric Car Charging Point
- Sunny Rear Garden
- In A Quiet Location
- Freehold Property
- Council Tax band - D
- EPC Rating - B

# LOCATION LOCATION....

Lubbesthorpe is a modern and well-planned residential area located just outside Leicester, offering a mix of contemporary homes and family-friendly amenities. Surrounded by green open spaces and walking paths, it provides a peaceful setting while still being well-connected to nearby towns and the city centre. The area benefits from good local schools, community facilities, and convenient access to major transport routes, making it ideal for families and professionals alike. With a growing sense of community and ongoing development, Lubbesthorpe blends suburban comfort with modern living.



# THE INSIDE STORY

*Tucked away in a peaceful part of the sought-after Lubbesthorpe development, this beautifully presented three-bedroom detached home offers modern living with a warm, homely feel – ideal for families or professionals looking for comfort, space, and convenience.*

*Step inside via the welcoming entrance hall, where you'll find a handy downstairs WC straight ahead. To the left, the spacious lounge is a stylish yet cosy retreat, featuring a sleek media wall with a colour-changing electric fire – the perfect spot to unwind. Patio doors lead from the lounge out to the sunny rear garden, flooding the space with natural light.*

*On the opposite side, the contemporary kitchen/dining room is a true hub of the home. With ample space for a family dining table and even a dedicated work-from-home area, this room is both practical and inviting. The kitchen itself boasts generous storage and built-in appliances to keep things neat and functional. Just off the kitchen is the utility room, complete with access to a useful under-stairs cupboard and a second exit to the garden.*

*Upstairs, you'll find three comfortable double bedrooms. The primary bedroom benefits from its own stylish en-suite shower room, offering a little extra privacy and luxury.*

*Outside, the property enjoys a sunny rear garden that's ideal for relaxing or entertaining. Additional features include a single garage, an electric vehicle charging point, and off-street parking.*

