



**Connells**

Dionard Drive  
Lubbesthorpe Leicester





### Property Description

Lubbesthorpe is a hamlet and parish in the district of Blaby within Enderby on the outskirts of Leicester, on the west side of the M1 motorway and the River Soar. It was listed in the Domesday Book as a group of nine households. In 1302 there was a chantry chapel, founded by Roger la Zouch, and in about 1534 a manor house (described as "a very faire and gallant house") built by the Earl of Huntingdon. A new housing estate is currently being constructed.

This two bedroom property is still under its NHBC warranty and would make an ideal home ready to move into. The property is situated in the sought after location of Lubbesthorpe and viewing is highly recommended to appreciate the accommodation this property has to offer.

### Entrance Hall

With a door to the front of the property.

### Lounge

12' 10" x 12' 6" ( 3.91m x 3.81m )

With stairs rising to the first floor, central heating radiator and double glazed window to the front of the property.

### Cloakroom

There is a double glazed window to the side of the property, wc, wash hand basin, splashback tiling and central heating radiator.

### Kitchen

12' 10" x 8' 8" ( 3.91m x 2.64m )

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, splashback tiling, integrated electric oven and gas hob with cooker hood over, plumbing for a washing machine, space for a fridge freezer, central heating radiator and double glazed French doors to the rear of the property.

## First Floor Landing

With stairs rising from the lounge, loft access and central heating radiator.

## Bedroom One

12' 10" x 9' 9" ( 3.91m x 2.97m )

With two double glazed windows to the front of the property, cupboard and central heating radiator.

## Bedroom Two

12' 11" x 7' 11" ( 3.94m x 2.41m )

With a double glazed window to the rear of the property and central heating radiator.

## Bathroom

There is a suite comprising of: bath with mixer taps and shower over, wash hand basin and wc. Partly tiled walls, central heating radiator and double glazed window to the side of the property.

## Outside

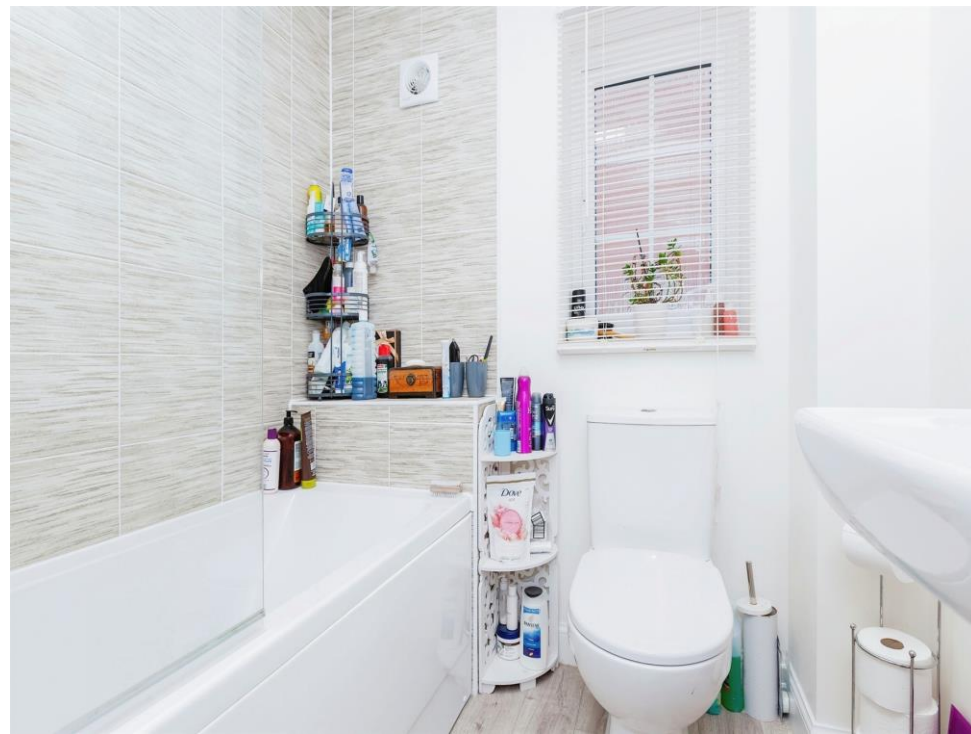
At the front of the property there is a small lawn with path to the front door.

There is off road parking at the side of the property with gated access to the rear garden.

The rear garden has a lawn, decked area and fenced borders.



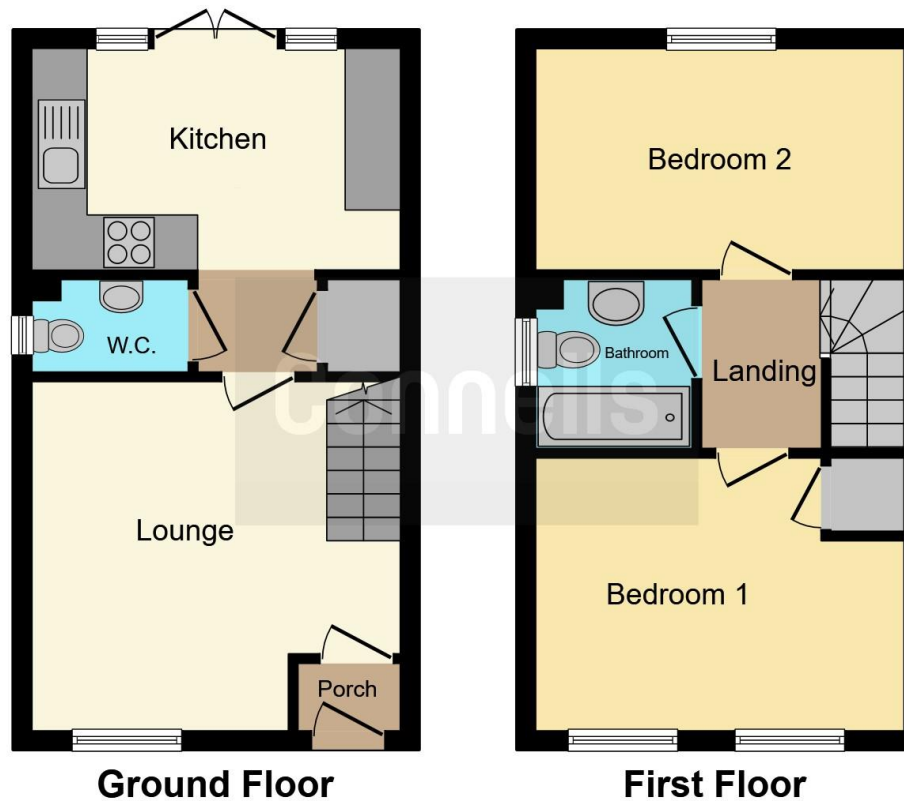












This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**E [blaby@connells.co.uk](mailto:blaby@connells.co.uk)**

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**EPC Rating: B**

**view this property online [connells.co.uk/Property/BLA308846](http://connells.co.uk/Property/BLA308846)**

Tenure: Freehold



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