



Connells

Tweed Street
Lubbesthorpe Leicester



Property Description

The highly sought after area of New Lubbesthorpe lies approximately five miles from Leicester City Centre, with the wider neighbouring areas including Fosse Park and the Meridian and for commuters there are excellent links to both the M1 and M69 motorways. New Lubbesthorpe is an area with a range of facilities that are continuing to grow with a brand new primary school and day to day leisure and shopping facilities available.

This four bedroom detached family home boasts an ample amount of living accommodation including an extended kitchen dining area with vertical windows filling the room with natural light and is the ideal space for entertaining. The property also benefits from a gym area. Call now to view.

Entrance Hall

There is a composite door to the front of the property, central heating radiator, stairs rising to the first floor and tiled flooring.

Cloakroom

The downstairs cloakroom comprises of a low level wc, wash hand basin with tiled splashbacks, tiled flooring and central heating radiator.

Lounge

16' 11" x 11' 10" (5.16m x 3.61m)

With a double glazed window to the front aspect of the property and two central heating radiators.

Kitchen/ Dining Room

32' 5" max x 17' 5" max (9.88m max x 5.31m max)

A large and bright room fitted with a range of matching wall and base units, Italian Quartz work surfaces, a breakfast bar housing the stainless steel, one and a half bowl sink drainer, NEFF induction hob with cooker hood over, integrated double oven, integrated microwave, integrated dish washer, integrated fridge freezer, three central heating radiators, LED lighting, three vertical windows to the rear filling the room with natural light and two sets of French doors leading out to the rear garden. The extended kitchen also has a media wall making this the ideal space for entertaining and the hub of this family home.

Utility Room

There are base units, work surfaces, plumbing for a washing machine, central heating boiler and radiator, tiled flooring, large storage cupboard, a door to the side aspect of the property and a door leading through to the gym.

Gym Area

9' 3" x 6' 8" (2.82m x 2.03m)

Formerly a garage, there is power and lighting.

First Floor Landing

With stairs rising from the hallway, loft access, airing cupboard, storage cupboard and central heating radiator.

Bedroom One

15' 8" x 12' (4.78m x 3.66m)

With a double glazed window to the front aspect of the property with fitted blinds, central heating radiator, door to the en-suite and access to the dressing area.

Dressing Area

9' 7" x 3' 11" (2.92m x 1.19m)

With three double fitted wardrobes and a window to the side aspect of the property.

En-Suite

The En-suite comprises of a double shower cubicle, wash hand basin, low level wc, partly tiled walls, central heating radiator, LED spot lighting, tiled flooring and window to the front aspect of the property.

Bedroom Two

12' 9" x 10' 11" (3.89m x 3.33m)

With a double glazed window to the rear aspect of the property, an array of fitted wardrobes and a central heating radiator.

Bedroom Three

12' 3" x 12' (3.73m x 3.66m)

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

Bedroom Four

12' 9" x 10' 11" (3.89m x 3.33m)

There is a double glazed window to the front aspect of the property, two double and one single fitted wardrobe and a central heating radiator.

Family Bathroom

The family bathroom comprises of a bath, shower cubicle, wash hand basin, low level wc and double glazed window to the rear aspect of the property.

Outside

To the front of the property there is a driveway providing off road parking.

The rear garden is mainly laid to lawn with patio seating area, flower beds with mature shrubs and fenced borders.

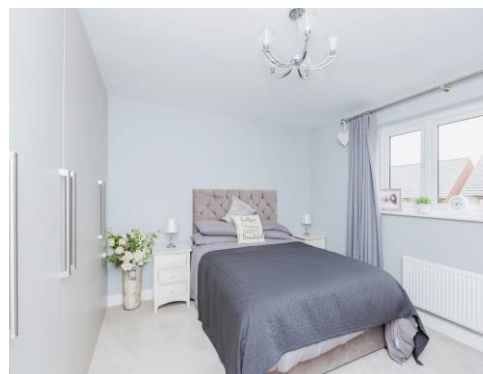
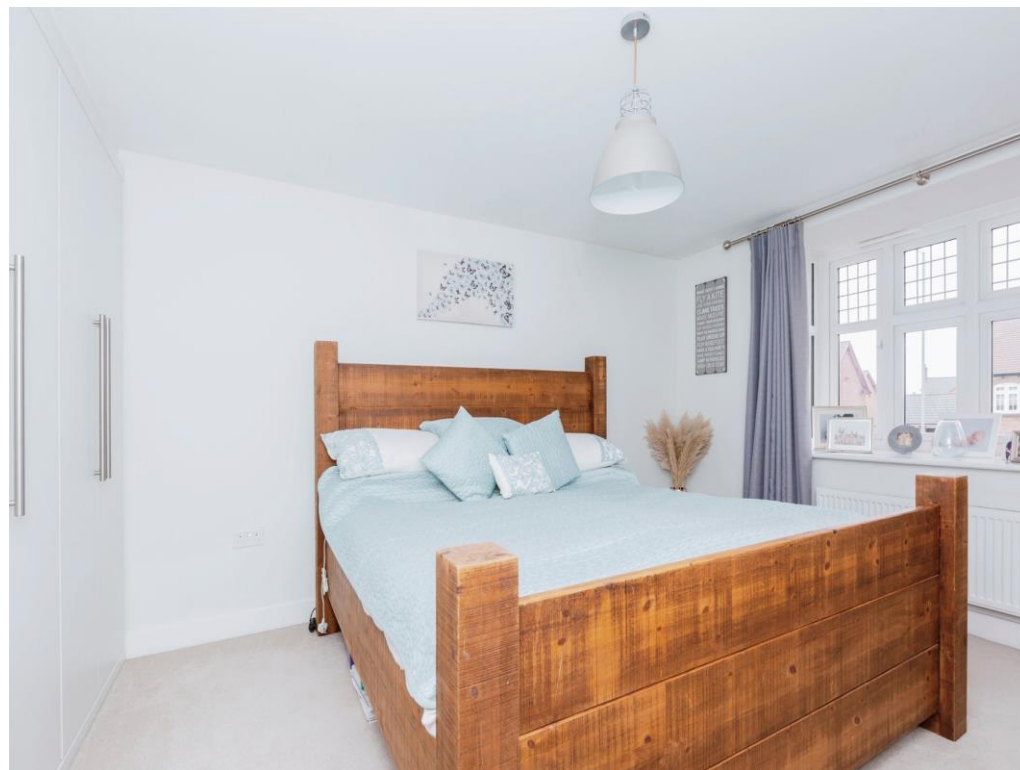
Garage

16' 8" x 9' 3" (5.08m x 2.82m)

With an up and over door, power and light.

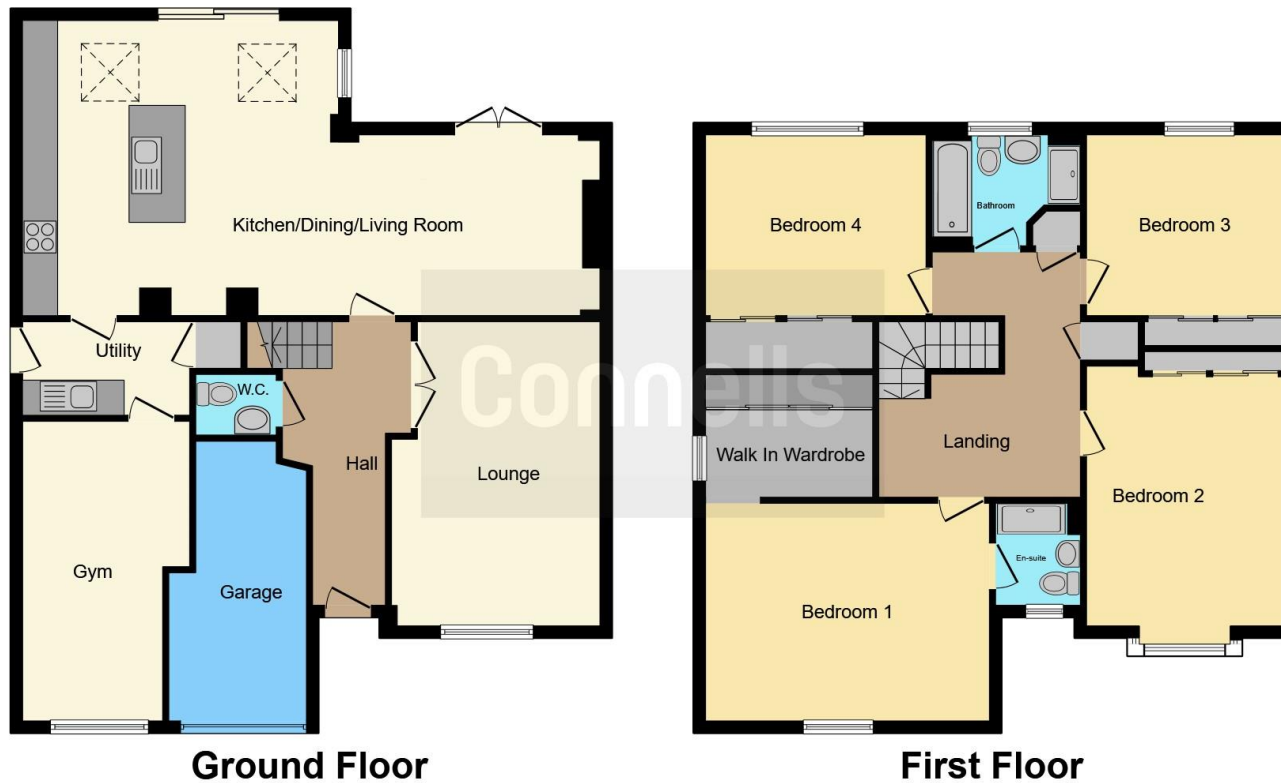
Agents Note:

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an employee of the Connells Group.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: B

Tenure: Freehold

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