



Connells

Tay Road
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 three storey family property is well presented throughout and benefits from three bedrooms, master en-suite, study and downstairs cloakroom. Viewing is highly recommended to appreciate the accommodation on offer.

Entrance Hall

With a door to the front of the property, storage cupboard and central heating radiator.

Cloakroom

There is a wc, wash hand basin and central heating radiator.

Study

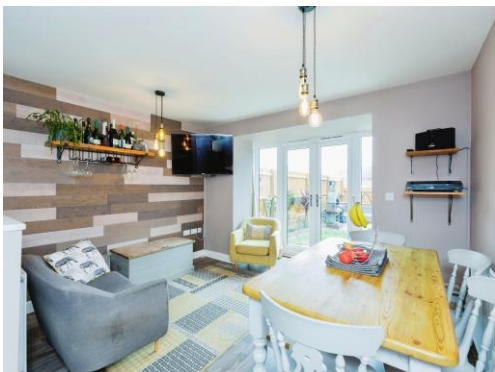
9' 2" x 6' 1" (2.79m x 1.85m)

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

Kitchen/ Diner

23' 11" x 12' 10" (7.29m x 3.91m)

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, breakfast bar, integrated gas oven, gas hob with cooker hood over, integrated dish washer, space and plumbing for an integrated washing machine, integrated fridge/freezer, central heating radiator and double glazed doors leading out to the garden.



First Floor Landing

With stairs rising from the ground floor and stairs rising to the second floor.

Lounge

12' 11" max x 11' 10" (3.94m max x 3.61m)

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

Bedroom One

10' 10" x 9' 11" (3.30m x 3.02m)

With two double glazed windows to the rear of the property, built in wardrobes with built in dressing table, central heating radiator and access to the en-suite.

En-Suite

There is a shower cubicle, wash hand basin, wc, partly tiled walls and central heating radiator.

Second Floor Landing

With stairs from the first floor.

Bedroom Two

13' 1" x 12' 10" (3.99m x 3.91m)

There are two double glazed windows to the front of the property, two double built in wardrobes, central heating radiator and a raised storage cupboard.

Bedroom Three

12' 11" x 11' 5" (3.94m x 3.48m)

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

Family Bathroom

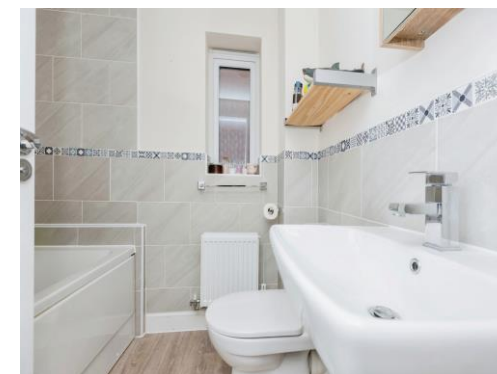
There is a bath with shower over, wash hand basin, wc, partly tiled walls, central heating radiator and double glazed window to the side of the property.

Outside

At the front of the property there is a small area with shrubs, wrought iron fence and path to the front door.

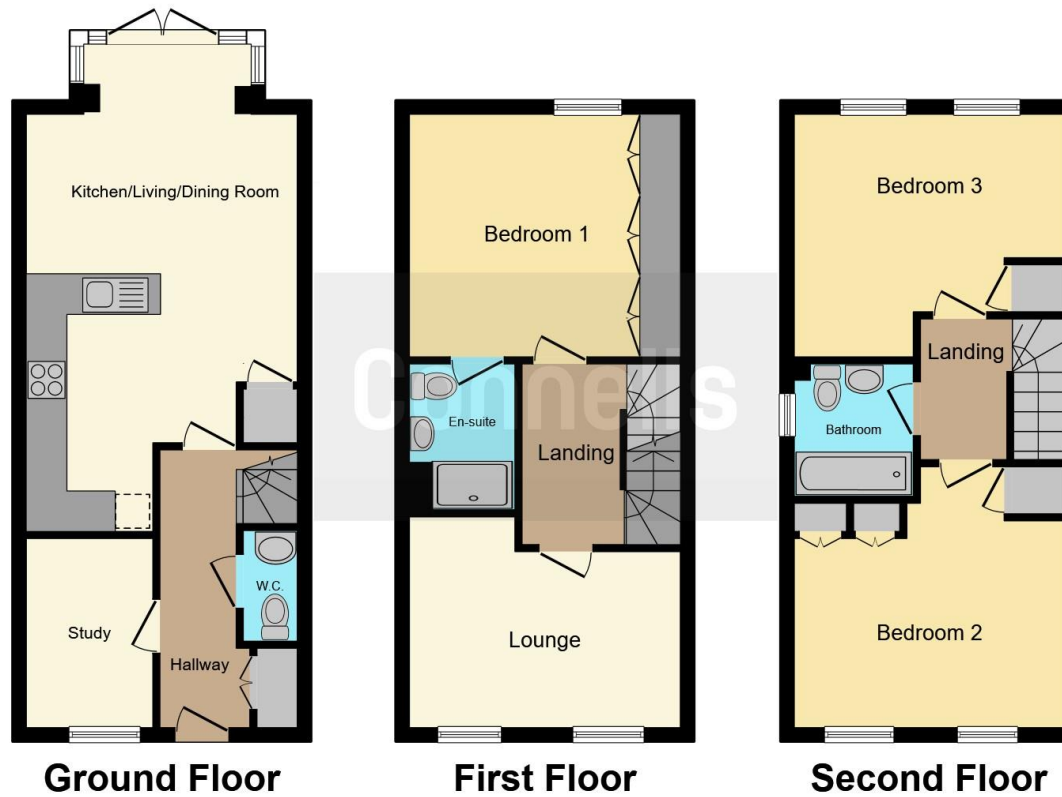
The south facing rear garden has a lawn, decking area, flower beds, paved pathway to the rear gate and timber fenced borders.

There is off road parking and a separate Leasehold single garage.









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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T 0116 247 7477
E blaby@connells.co.uk

8-10 Leicester Road BLABY
 LEICESTER LE8 4GQ

EPC Rating: B

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Tenure: Freehold



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Awaiting Photograph