



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 four bedroom property is still under its NHBC warranty and would make an ideal family home ready to move into. The property is situated in the sought after location of Lubbesthorpe with ample space inside and out. Call now to view.

Entrance Hall

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

Cloakroom

There is a wc and tiled flooring.

Lounge

16' 3" x 10' 5" (4.95m x 3.17m)

With a window and central heating radiator.

Dining Room

13' 11" x 8' 5" (4.24m x 2.57m)

With a window, patio doors and central heating radiator.

Kitchen

13' x 7' 2" (3.96m x 2.18m)

A fitted kitchen with work surfaces housing the sink drainer, electric oven, gas hob, plumbing for a washing machine and dish washer, fridge freezer, central heating boiler and door to the pantry.

First Floor Landing

With an airing cupboard.

Bedroom One

11' x 10' 6" (3.35m x 3.20m)

With a window and central heating radiator.

En-Suite

There is a shower cubicle, wc, extractor fan, part tiling and window.

Bedroom Two

10' 5" x 9' 10" (3.17m x 3.00m)

With a window, built in wardrobes and central heating radiator.

Family Bathroom

With a bath, shower, wc, partly tiled walls, central heating radiator and window.

Second Floor Landing:

Bedroom Three

12' 11" x 10' (3.94m x 3.05m)

With a window, central heating radiator, built in wardrobes and loft space access.

Bedroom Four

13' 2" x 11' 1" (4.01m x 3.38m)

With a window, built in wardrobes and central heating radiator.

Jack And Jill Bathroom

With a shower cubicle, wash hand basin, wc, extractor fan and central heating radiator.

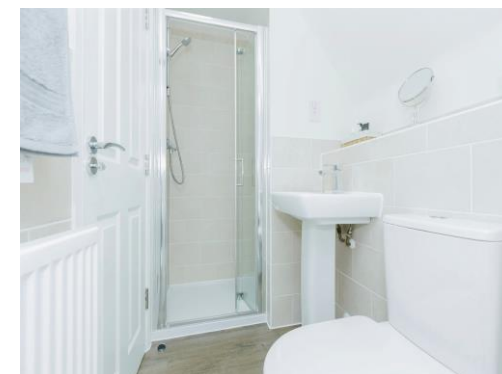
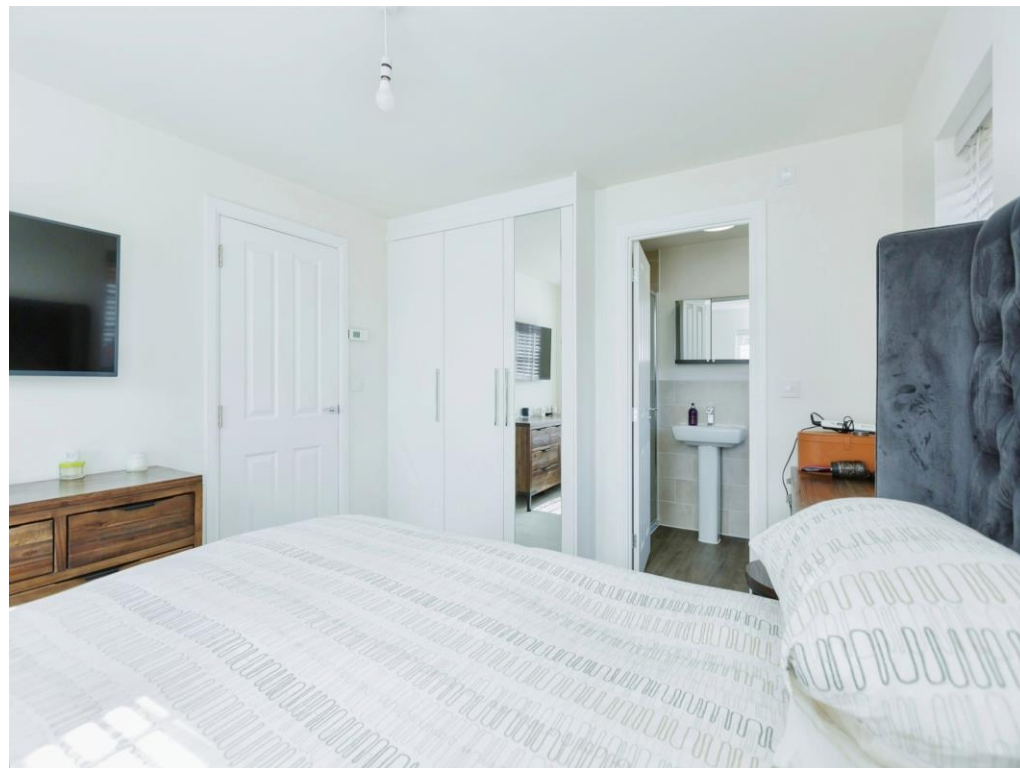
Outside

To the front of the property there is a path leading to the front door and gardens either side.

The garden is accessed from the dining room and is mainly laid to lawn with a patio area and has gates to the side and rear.

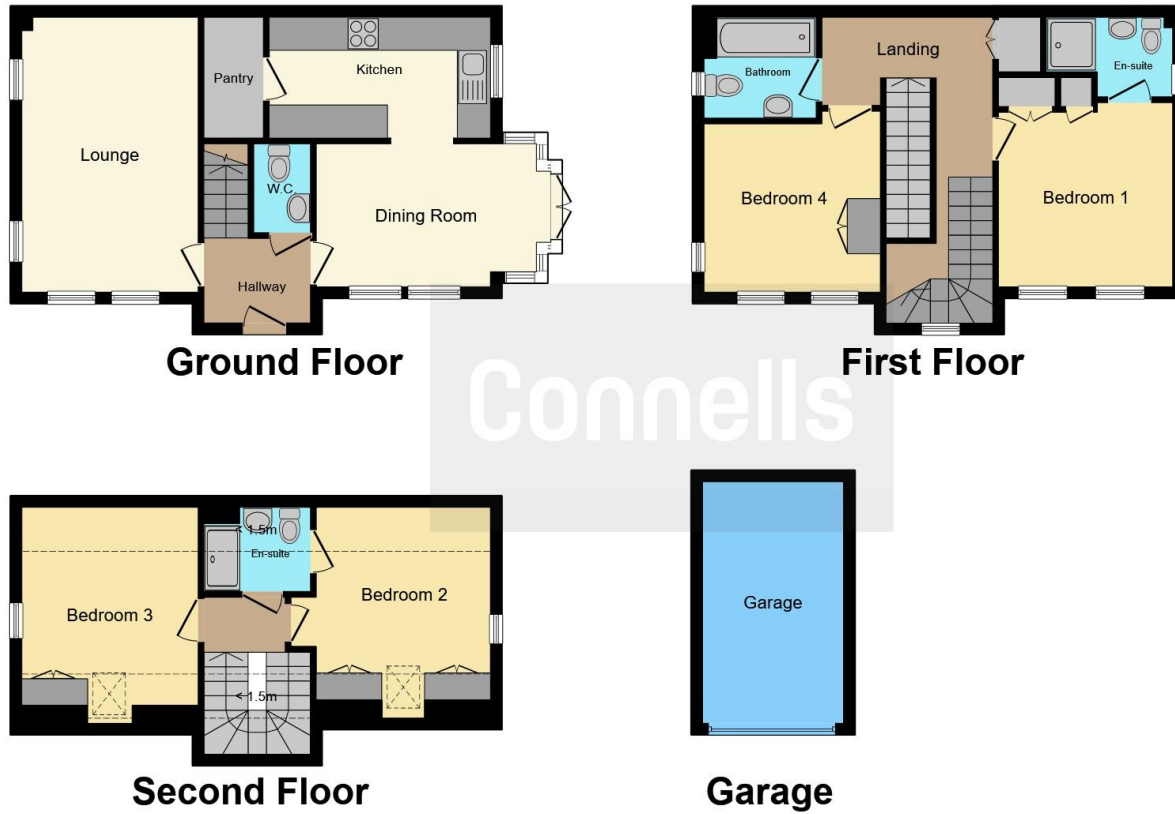
Single Garage

With an up and over door.









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

To view this property please contact Connells on

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EPC Rating: B

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Tenure: Freehold



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