



Connells

Tweed Street
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.

If you are looking for a property with spacious rooms and a large plot this is the one. The property is situated in the sought after location of Lubbesthorpe and viewing is highly recommended to appreciate the size this property has to offer. The property would make an ideal family home.

Entrance Hall

The large and spacious entrance hall is accessed through a door to the front of the property. The entrance hall has a storage cupboard, central heating radiator and stairs rising to the first floor.

Cloakroom

There is a low level wc, wash hand basin, splashback tiling & central heating radiator.

Study

11' 9" x 8' 4" (3.58m x 2.54m)

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

Lounge

16' 8" x 14' (5.08m x 4.27m)

With a double glazed window to the front of the property, central heating radiator and double doors through to the dining room.

Dining Room

11' 7" x 10' 5" (3.53m x 3.17m)

With a central heating radiator and double glazed French doors leading out the rear garden.

Kitchen/ Diner

23' 6" x 12' 4" (7.16m x 3.76m)

Fitted with matching wall and base units, work surfaces housing the stainless steel sink drainer, integrated double electric oven, 6 ring gas hob with cooker hood over, integrated dish washer, integrated fridge freezer, central heating radiator, Amtico flooring, two double glazed windows to the rear of the property and double glazed French doors leading out to the rear garden.

Utility Room

8' 11" x 5' 6" (2.72m x 1.68m)

With wall and base units, granite work surfaces housing the stainless steel sink drainer, plumbing for a washing machine and door to the side of the property.

First Floor Landing

With stairs rising from the hallway, airing cupboard with shelves, central heating radiator and double glazed window to the front of the property.

Bedroom One

16' 7" x 14' (5.05m x 4.27m)

With two double glazed windows to the front of the property and access to the dressing area and en-suite.

Dressing Area

9' 9" x 5' 6" (2.97m x 1.68m)

With fitted wardrobes, central heating radiator, double glazed window to the rear of the property and access to the en-suite.

En-Suite

There is a bath, shower cubicle, wash hand basin, wc, partly tiled walls, heated chrome towel radiator and double glazed window to the rear of the property.

Bedroom Four

14' x 12' 7" (4.27m x 3.84m)

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

Bedroom Five

14' 7" x 11' 6" (4.45m x 3.51m)

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

Bathroom

There is a bath with mixer taps, shower cubicle, wash hand basin, wc, partly tiled walls, central heating radiator and double

glazed window to the rear of the property.

Second Floor Landing

With stairs rising from the first floor.

Bedroom Two

20' 8" x 16' 10" max (6.30m x 5.13m max)

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

Bedroom Three

19' 10" x 14' 2" max (6.05m x 4.32m max)

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

Second Bathroom

There is a bath, shower cubicle, wash hand basin, wc, heated towel radiator and double glazed window to the rear of the property.

Outside

The rear garden has a patio area, lawn and a large decked area. There is also a large area with the garage and ample room for parking for multiple vehicles through a gated entry.

Double Garage

17' 11" x 7' 7" (5.46m x 2.31m)

With up and over doors, power and lighting.





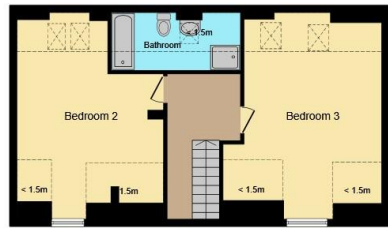




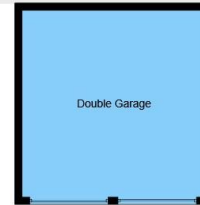
Ground Floor



First Floor



Second Floor



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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EPC Rating: B

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Tenure: Freehold



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