

for sale

£240,000



Tay Road Lubbethorpe Leicester LE19 4ED

This two bedroom property is located in the sought after location of Lubbethorpe. Still under the NHBC warranty, this property would make for an ideal first time buyer purchase. Call to view.



Tay Road Lubbethorpe Leicester LE19 4ED

Entrance Hall

With a door to the front of the property, storage cupboard housing the boiler, central heating radiator and stairs up to the first floor accommodation.

First Floor Landing

With stairs rising from the hall, access to the cloakroom and lounge/diner/kitchen and double glazed window to the rear.

Cloakroom

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

Open Plan Lounge/Diner/Kitchen

Lounge/Diner Area

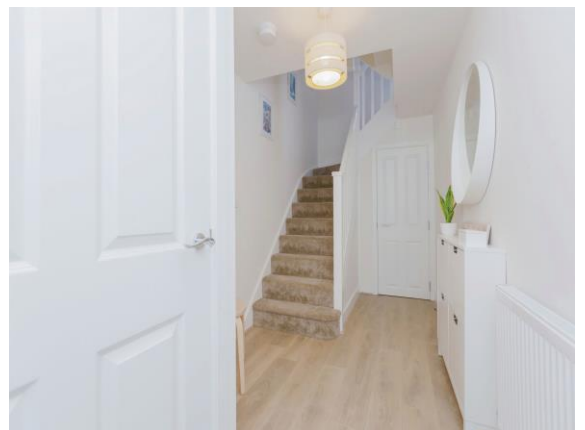
17' 3" x 14' 8" (5.26m x 4.47m)

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

Kitchen Area

8' 5" x 8' 1" (2.57m x 2.46m)

Fitted with wall and base units, work surfaces housing the sink drainer, electric oven, gas hob, integrated microwave, plumbing for a washing machine, central heating radiator and double glazed window to the front of the property.



Landing

With stairs rising from the first floor, double glazed window to the rear of the property, central heating radiator and loft access (which is partly boarded and has a drop down ladder - not checked by the agent).

Bedroom One

12' 4" x 11' 1" (3.76m x 3.38m)

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

Bedroom Two

12' 4" x 11' 9" (3.76m x 3.58m)

With a double glazed skylight window to the front of the property, tv point and central heating radiator.

Shower Room

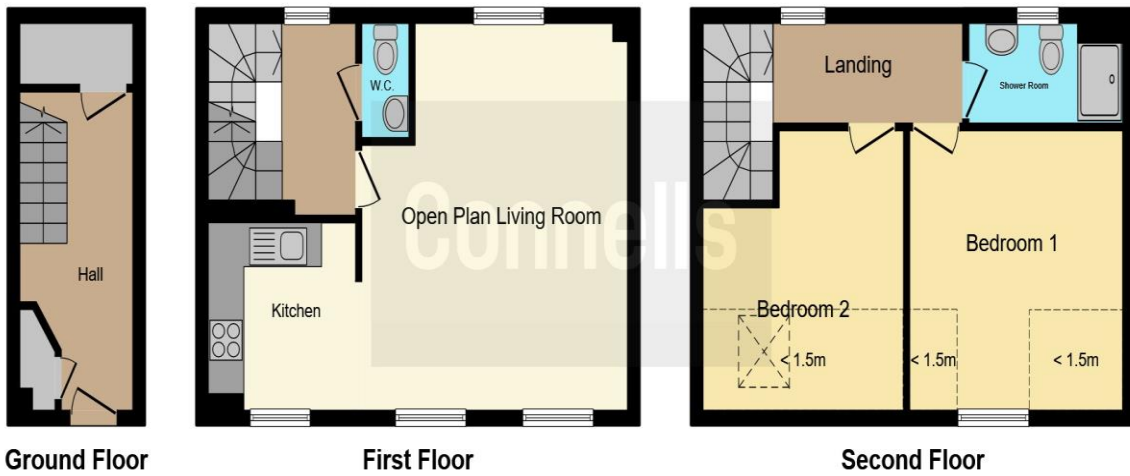
There is a shower cubicle, wash hand basin, wc, extractor fan, shaver point, partly tiled walls, central heating radiator and double glazed window to the rear of the property.

Outside

To the rear there is a small garden with a patio area and lawn.

There are two allocated parking spaces.





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
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Property Ref: BLA309296 - 0006

Tenure: Freehold

EPC Rating: B

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