



**Connells**

Tay Road  
Lubbesthorpe Leicester

# Tay Road Lubbesthorpe Leicester LE19 4BF

for sale  
**£210,000**



## Property Description

Lubbesthorpe is a hamlet and parish in the district of Blaby, located in Leicestershire, with excellent transport links of both the M1 and M69 motorways. Lubbesthorpe was designed to combine contemporary living with a strong sense of community. With pedestrian-friendly pathways, green spaces, and convenient access to local amenities such as schools, shops, and parks, it's an ideal location for both families and professionals alike. With its close proximity to Leicester city centre and the scenic countryside, Lubbesthorpe provides an ideal balance of urban convenience and rural charm.

This well-presented ground floor flat is available to the market with the added benefit of no onward chain. Featuring two spacious bedrooms with built in storage, including a master with an ensuite, plus a separate family bathroom. Perfectly suited for first-time buyers or downsizers.

## Entrance Hall

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

## Open Plan Lounge/ Kitchen

23' 10" x 11' 1" ( 7.26m x 3.38m )

The kitchen has wall and base units, work surfaces housing the stainless steel sink drainer, electric oven, electric hob, tv point, integrated dish washer and washing machine and fridge freezer.

There are double glazed windows to the front and rear of the property and a central heating radiator.



## Bedroom One

12' 2" x 8' 8" ( 3.71m x 2.64m )

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

## En-Suite

There is a shower cubicle, wash hand basin, wc, shaver point, extractor fan and central heating radiator.

## Bedroom Two

12' 2" x 8' 8" ( 3.71m x 2.64m )

With a double glazed window to the front of the property, built in wardrobes and central heating radiator.

## Bathroom

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

## Outside

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](http://www.focalagent.com)

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**EPC Rating: B**

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Nov 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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