



Connells

Lubbesthorpe Bridle Road
Lubbesthorpe Leicester

Lubbesthorpe Bridle Road Lubbesthorpe Leicester LE19 4LL

for sale offers in excess of
£500,000



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 detached property boasts a corner plot in the sought after location of New Lubbesthorpe. Still benefiting from NHBC warranty, the property makes for an ideal family home. Viewing is highly advised to appreciate the space the property has to offer. Call to view.

Lounge

17' 3" x 11' (5.26m x 3.35m)

With double glazed windows to the front and side of the property, two central heating radiators, tv point and a free standing electric fire.

Office/Study

8' 9" x 6' 9" (2.67m x 2.06m)

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

Kitchen/Dining/Living Room

25' max x 15' 8" (7.62m max x 4.78m)

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, electric oven and microwave, gas hob with cooker hood over, integrated dish washer, integrated fridge freezer, two central heating radiators, double glazed windows to the rear and side of the property and a door to the rear garden.

Utility Room

6' x 5' 8" (1.83m x 1.73m)

There are base units, plumbing for a washing machine, space for a tumble dryer, central heating radiator and boiler.

Entrance Hall

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

Cloakroom

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

First Floor Landing

With stairs rising from the ground floor, airing cupboard, loft access, central heating radiator and double glazed window to the front of the property.

Bedroom One

11' x 10' 4" (3.35m x 3.15m)

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

Dressing Area

4' 5" x 3' 9" (1.35m x 1.14m)

With built in wardrobes.

En-Suite

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

Bedroom Two

12' 11" x 8' 8" (3.94m x 2.64m)

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

Bedroom Three

11' 2" x 8' 8" (3.40m x 2.64m)

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

Bedroom Four

11' 9" x 11' 1" (3.58m x 3.38m)

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

Family Bathroom

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

Outside

The front of the property overlooks an open landscaped space and the front garden is currently a strawberry patch with hedges and a path to the front door.

The rear garden has a patio area, lawn, plants and shrubs, outside tap and side gate access.

There is ample off road parking in front of the garage.

Garage

With an up and over door to the front.

Agents Note:

The sellers advise that they pay a contribution towards upkeep of the estate.









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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8-10 Leicester Road BLABY
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EPC Rating: B Council Tax
 Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/BLA309627



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