

Nairn Way, Lubbesthorpe Leicester LE19 4DY



## welcome to

# Nairn Way, Lubbesthorpe Leicester

Stunning 3-bedroom end-terraced town house in the popular New Lubbesthorpe estate. This 3-storey property boasts a fitted kitchen, 3 bedrooms, 1 bathroom, 2 ensuites, and a garage. A fantastic opportunity to own a beautiful home in a desirable location.

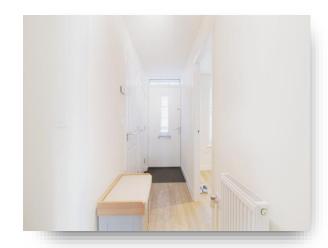












#### **Entrance Hall**

Door to the front, radiator, integrated cupboard housing the combi boiler.

#### W C

With WC, hand wash basin and radiator.

## Study

7' 9" x 6' 5" ( 2.36m x 1.96m ) Window to the front and radiator.

#### Kitchen / Diner

19' 4" x 13' 7" ( 5.89m x 4.14m )

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, two radiators, integrated storage cupboard, integrated oven, hob, fridge, freezer and dishwasher. French doors to the rear.

## **First Floor Landing**

With integrated storage cupboard and radiator.

## Lounge

14' x 13' 7" (4.27m x 4.14m)
Window to the front and radiator.

#### **Bedroom One**

17' 9"  $\times$  15' 6" (  $5.41 \, \text{m} \times 4.72 \, \text{m}$  ) Window to the front, window to the rear and two radiators.

#### **En-Suite**

Window to the rear, shower cubicle, WC, hand wash basin and towel rail.

## **Bathroom**

Window to the rear, bath with shower over, WC, hand wash basin and towel rail.

## **Second Floor Landing**

With radiator.

## **Bedroom Two**

9' 9" x 16' 7" ( 2.97m x 5.05m )

Two windows to the rear, loft access and radiator.

## **Bedroom Three**

10' 8" x 13' 7" ( 3.25m x 4.14m ) Two windows to the rear and radiator.

#### **En-Suite**

Shower cubicle, WC, hand wash basin and towel rail.

## **Garage Rear Of Property**

To the rear of the property is a generous sized garden.





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- End Terraced
- Three Bedrooms
- Fitted Kitchen
- Off Road Parking
- Rear Garden

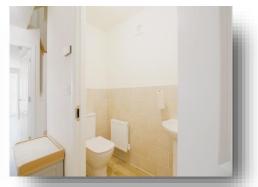
Tenure: Freehold EPC Rating: B

Council Tax Band: D

offers in the region of

£350,000









Please note the marker reflects the postcode not the actual property

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Property Ref: LHS119035 - 0004 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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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