



Connells

Shin Way
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, with shops and schools.

'Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.'

This attractive detached family home offers well-presented accommodation throughout and is ready to move straight into. The property features three good-sized bedrooms, including a spacious principal bedroom with en-suite shower room, along with a convenient downstairs cloakroom.

Cloakroom

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

Lounge

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

Kitchen

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, electric oven, gas hob with cooker hood over, central heating radiator and double glazed window to the front of the property.



First Floor Landing

With stairs rising from the ground floor, airing cupboard and double glazed window to the side of the property.

Bedroom One

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

En-Suite

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

Bedroom Two

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

Bedroom Three

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

Bathroom

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

Outside

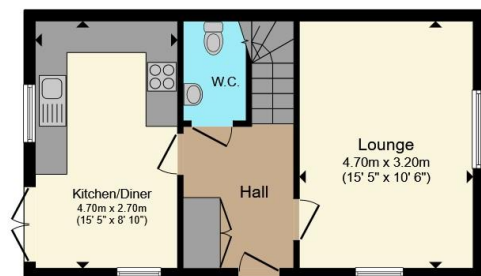
At the front of the property there is a pathway leading to the front door with a lawn either side and a small hedge and fence at the front.

The rear garden has a paved patio seating area, lawn and fence and walled borders,

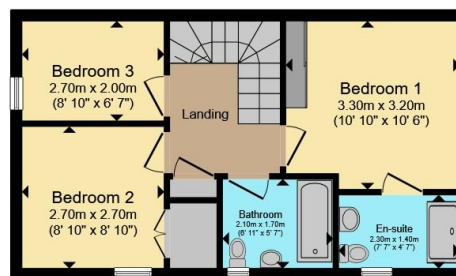




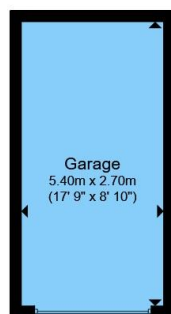




Ground Floor



First Floor



Garage

Total floor area 92.6 m² (997 sq.ft.) approx

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.propertybox.io

Connells

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EPC Rating: B Council Tax
Band: D

Tenure: Freehold

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Property Ref: BLA310193 - 0004