



Connells

Glass 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.

This detached family home comes with the benefit of still having 7 years NHBC remaining. There are three bedrooms, master with en-suite & a downstairs cloakroom. The property is well presented throughout and viewing is highly recommended.

Agents Note:

The owners currently pay £256 per annum for upkeep of the local estate.

Entrance Hall

With a door to the front of the property, stairs rising to the first floor, storage cupboard and central heating radiator.

Cloakroom

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

Lounge

There are 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 sink drainer, integrated electric oven and gas hob, central heating radiator, double glazed windows to the front and side of the property and double glazed French doors leading out to the garden.

First Floor Landing

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

Bedroom One

With a double glazed window to the side of the property, central heating radiator and door to the en-suite.

En-Suite

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

Bedroom Two

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

Bedroom Three

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

Family Bathroom

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

Outside

At the front of the property there is a path to the front door and a small garden with mature shrubs.

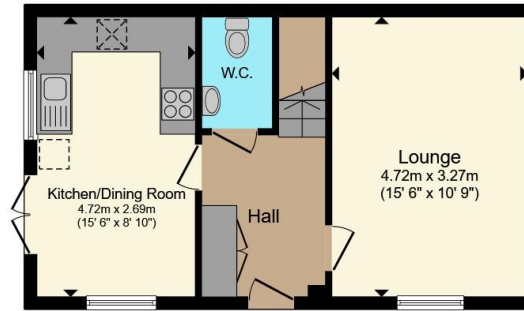
There is a driveway at the rear providing off road parking.

The rear garden has a patio seating area, lawn and timber fenced surrounds.

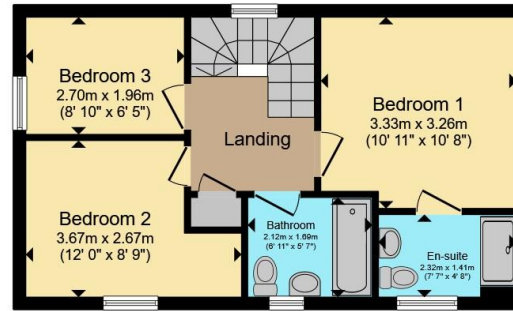








Ground Floor



First Floor

Total floor area 79.6 m² (857 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



To view this property please contact Connells on

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directions to this property:

Proceed along Tay Road from Beggars Lane and turn right onto Laxford Lane, then left onto Shin Way, the onto Glass Way where the property is located.

EPC Rating: B Council Tax Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/BLA309973



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