



**Connells**

Tweed Street  
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.

This spacious, four bedroom detached house is in the popular, newly built area of Lubbesthorpe. An ideal family home with spacious rooms, viewing is highly recommended to appreciate all this property has to offer.

### Entrance Hall

With a door and double glazed window to the front of the property, stairs rising to the first floor, under stairs cupboard and central heating radiator.

### Lounge

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

### Study

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

### Cloakroom

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

### Kitchen/Dining/Living Room

Fitted with wall and base units, quartz work surfaces housing the stainless steel sink drainer, electric oven and gas hob with cooker hood over, integrated fridge freezer, two central heating radiators, spot lights to the ceiling, double glazed windows to the rear of the property and double glazed French doors leading out to the rear garden.

### Utility Room

There is a work surfaces, base cupboard, plumbing for a washing machine, central heating boiler and a door to the side of the property.

## First Floor Landing

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

## Bedroom One

With a double glazed window to the front of the property, central heating radiator and dressing area which leads through to the en-suite..

## En-Suite

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

## Bedroom Two

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

## Bedroom Three

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

## Bedroom Four

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

## Family Bathroom

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

## Outside

At the front of the property there is a lawned garden with path to the front door, a driveway leads to the garage.

The rear garden has a paved patio area, decked area, lawn, mature plants and timber fencing.

## Single Garage

There is an up and over door to the front.

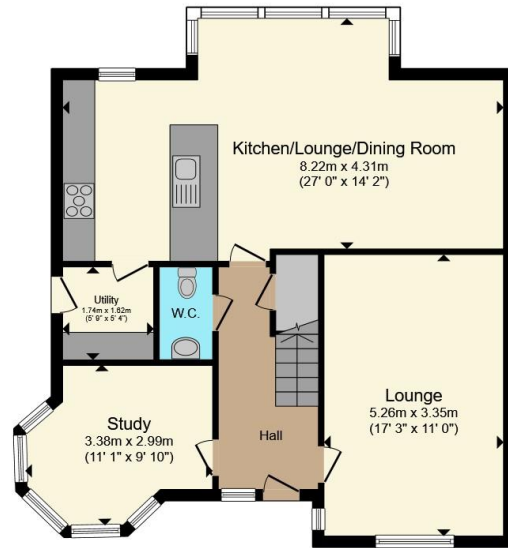
## Agents Note:

The vendors currently pay £297.35 per annum for local management fees

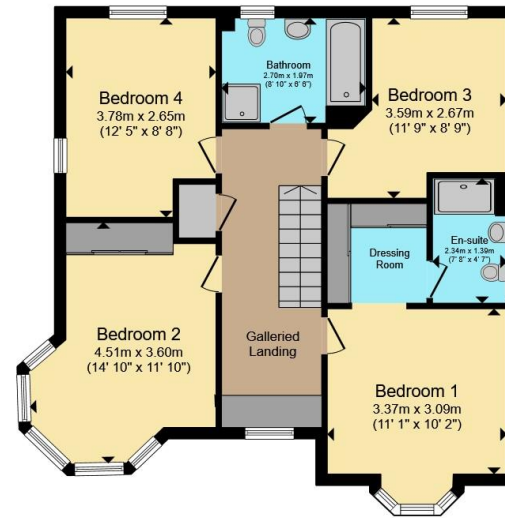








**Ground Floor**



**First Floor**



**Garage**

Total floor area 153.3 m<sup>2</sup> (1,650 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](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 0116 247 7477**  
**E [blaby@connells.co.uk](mailto:blaby@connells.co.uk)**

8-10 Leicester Road BLABY  
 LEICESTER LE8 4GQ

EPC Rating: B Council Tax  
 Band: F

Tenure: Freehold

**view this property online [connells.co.uk/Property/BLA309780](http://connells.co.uk/Property/BLA309780)**



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: BLA309780 - 0003