





Lubbesthorpe Road,Leicester LE3 2XH

william
h brown

welcome to

Lubbesthorpe Road, Leicester

A two-bedroom semi-detached bungalow situated on Lubbesthorpe Road. Featuring a large living room, generous kitchen diner, two double bedrooms, driveway parking, detached garage. Ideally positioned just a stone's throw from Fosse Park with excellent access to the A46, M1 and M69.

Entance Hall
Wooden flooring and radiator.

Kitchen
Window and door to the side, window to front. Fitted wall and base units and carpet flooring and radiator.



Reception Room
Window to fron, capret flooring and radiator.

Bedroom One
Window to rear, carpet flooring radiator and integral storage.

Bedroom Two
Window to rear carpet flooring and radiator.

Bathroom
Window to side, bath with shower, hand wash basin, toilet and radiator.



Front And Rear Garden
Driveway to the front and with the rear garden comprising of lawn and a detached garage.

Agents Note
The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

Agents Note
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.





view this property online williamhbrown.co.uk/Property/LHS121385

welcome to

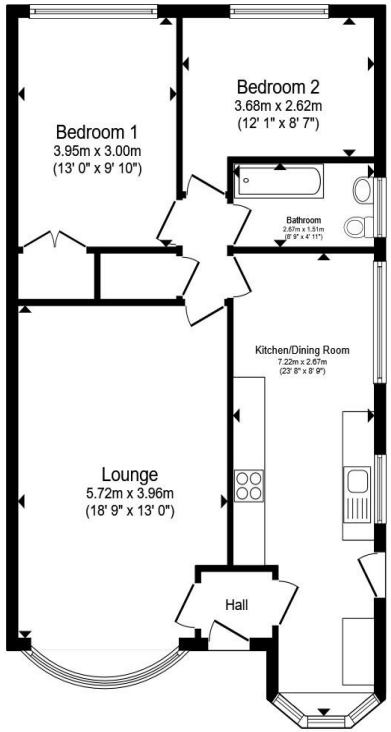
Lubbesthorpe Road, Leicester

- Semi-Detached Bungalow
- Two Double Bedrooms
- Generous Kitchen Diner with Fitted Wall & Base Units
- Driveway, Detached Garage
- Excellent Access to the A46, M1 & M69

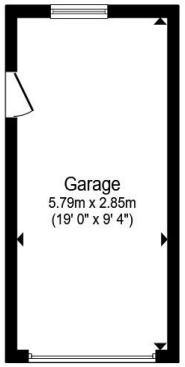
Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

offers in the region of

£240,000



Floor Plan



Outbuilding

Total floor area 91.8 m² (988 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

william h brown

view this property online williamhbrown.co.uk/Property/LHS121385

The Property Ombudsman

Property Ref:
LHS121385 - 0003

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.

william h brown

0116 251 4131

Leicester@williamhbrown.co.uk

16-18 Halford Street, LEICESTER, Leicestershire, LE1 1JB

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.