



**Connells**

Tay Road  
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 well presented mid town house benefits from still being under the NHBC warranty. There are three bedrooms, master with en-suite and dressing area, kitchen/diner and allocated parking. Being sold with no onward chain, viewing is highly recommended.

### Agents Note:

The vendors advise that they pay £248 per year for maintenance charges of the estate.

### Entrance Hall

With a door to the front of the property and stairs rising to the first floor.

### Lounge

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

### Cloakroom

There is a wc and wash hand basin.

### Kitchen/Dining

Fitted with wall and base units, works surfaces housing the one and half bowl, stainless steel sink drainer, electric oven, cooker hood, plumbing for a washing machine, central heating radiator, double glazed windows and French doors to the rear garden.



## First Floor Landing

With stairs rising from the ground floor, airing cupboard, central heating radiator and stairs rising to the second floor.

## Bedroom Two

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

## Bedroom Three

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

## Bathroom

There is a bath with mixer taps and shower attachment, shower cubicle, wash hand basin, wc, extractor fan, partly tiled walls and central heating radiator.

## Second Floor:

With stairs rising from the first floor.

## Bedroom One

With a double glazed window to the front of the property, central heating radiator and access to the dressing room and en-suite.

## Dressing Room

## En-Suite To Bedroom One

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

## Outside

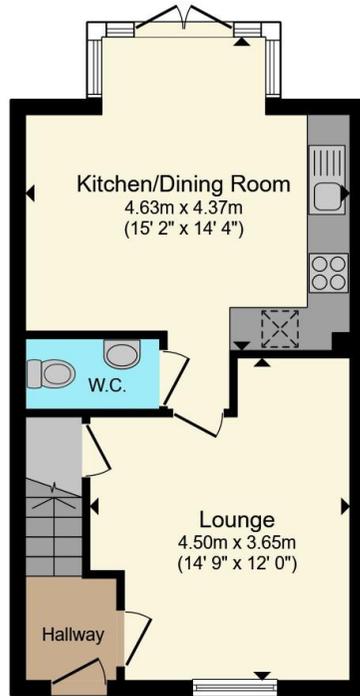
At the front of the property there is a path leading to the front door and a small garden with hedge at the front.

The rear garden has a patio area and lawn with timber fencing. There is also allocated parking.

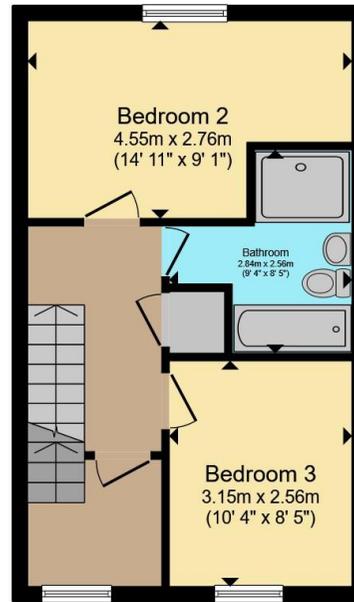




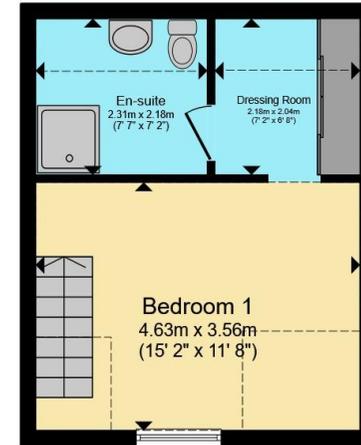




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 100.4 m<sup>2</sup> (1,080 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**

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EPC Rating: B Council Tax  
Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/BLA309900](http://connells.co.uk/Property/BLA309900)**



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Property Ref: BLA309900 - 0003