Smiths

your property experts

Beauly Place

New Lubbesthorpe

- Beautifully presented and immaculate detached house
- Situated in a corner plot in this sought-after residential location
- Excellent commuter links
- Three good-sized bedrooms and two bathrooms
- Open-plan kitchen/diner and a separate dual aspect sitting room
- Lovely, landscaped gardens with a south easterly aspect
- Private driveway and a detached garage
- Sold with approximately 5 years NHBC warranty remaining

General Description

Smiths Property Experts offer to the market this immaculate detached home in the highly sought-after New Lubbesthorpe. The property is situated on a corner plot with a private driveway, a detached garage, and landscaped rear gardens.

Sold with approximately 5 years NHBC warranty remaining, the property benefits from upgrades, including ceramic tiled flooring to the hall, kitchen, and dining area, a larger outside seating terrace, and fitted wardrobes to two of the bedrooms.

The modern living space is beautifully presented, comprising three good-sized bedrooms, two bathrooms, a dual-aspect sitting room, and an open-plan kitchen and dining area.

The Property

The property is beautifully presented and benefits from uPVC double glazing and gas central heating. The accommodation comprises an entrance hall with tiled flooring that continues into the kitchen/diner. There are stairs leading to the first floor, and a ground-floor WC.

The light-filled sitting room benefits from a dual aspect. The kitchen offers a comprehensive range of integrated appliances and a lovely dining area, featuring a contemporary box bay window with French doors that open to the rear garden.

Upstairs, a spacious landing leads to three good-sized bedrooms and a family bathroom with a shower over a bath. Bedrooms one and two benefit from fitted wardrobes, and bedroom one also has en-suite facilities.

The Outside

The property is situated on a corner plot, featuring an established hedgerow and a pathway leading to the front door.

The rear garden enjoys a south easterly aspect and has been landscaped by the current owner, featuring additional paving that provides a larger seating terrace, an immaculate lawn, and raised flower beds with sleepers, along with a gate to the rear. The driveway provides ample off-road parking and access to the detached brick garage.

The Location

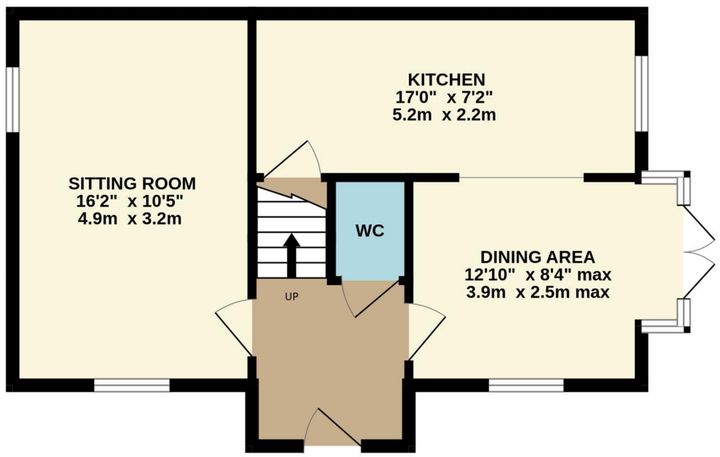
The property is situated on a corner plot in the popular New Lubbesthorpe development in southwest Leicestershire, a new village community with easy access to the M1 motorway network. There is easy access to the Leicester city centre, and the nearby Fosse Park provides an excellent range of shops and facilities. Within new Lubbesthorpe itself, there is a local Sainsbury's store, a Primary school and a play park with an outdoor gym.

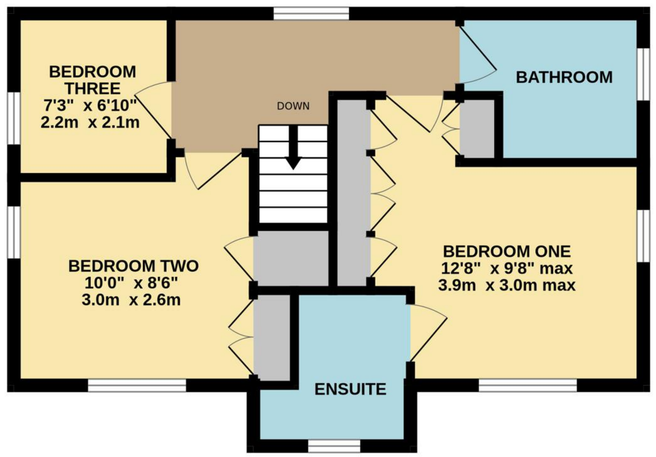
Property Information

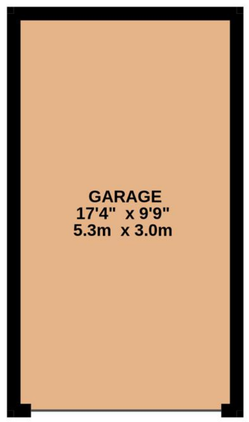
EPC Rating: B.
Tenure: Freehold. Council Tax Band: D.
Local Authority: Blaby District Council.
Service Charge: £ 25.71 PCM.

Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.







TOTAL FLOOR AREA : 1105 sq.ft. (102.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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