



 NEWTON

154 Lubbesthorpe Road, Leicester - LE3 2XF

Guide Price £375,000

 **NEWTON FALLOWELL**



154 Lubbethorpe Road

Leicester

Perfect for a growing family, this extended four-bedroom detached home is a rare opportunity to the market and has been cherished by the same family for many years. Conveniently situated for access to the M1/M69, Leicester City Centre, Fosse Park and Meridian Leisure, the property offers spacious and versatile accommodation across two floors which must be viewed in person to be fully appreciated. The ground floor comprises an entrance porch and hallway, lounge open to the dining room, garden room extension, kitchen and useful lean-to. Upstairs are four well-proportioned bedrooms and a family bathroom. Outside, the property occupies a generous plot with a private rear garden, driveway and garage. Further benefits include gas central heating and part double glazing. Offered with no upward chain, this is a fantastic opportunity to acquire a family home in a convenient location. An early viewing highly recommended.

- Four bedroom detached family home
- Available with no upward chain
- Particularly private garden to the rear
- Conveniently located for access to major road links, local shops and primary schooling
- Ground floor WC
- Driveway and single garage
- Need independent mortgage advice? Get in touch today!
- Tenure - Freehold / Tax Band D
- EPC Rating TBC
- Viewings strictly by appointment only!





Welcome to your new home

Upon entering the home, you are welcomed into a useful porch, with a door leading through to the entrance hallway, providing access to the staircase rising to the first floor and a convenient guest WC. The reception room offers ample space for both formal dining and comfortable seating, featuring carpet flooring, a feature fireplace and bay window overlooking the front elevation. A particular highlight of the home is the garden room extension providing further versatile living space, ideal for relaxing, with dual-aspect glazing and sliding doors opening onto the rear garden. The kitchen is fitted with a range of wall and base units, complemented by roll-edge work surfaces and tiled splashbacks. Features include a 1.5-bowl sink and drainer, space for a cooker with extractor hood above, space for additional appliances and a breakfast bar. A door leads to a useful lean-to, providing front and rear access, lighting and power, storage and internal access to the garage.

Moving upstairs

Ascending to the first floor, the carpeted landing provides access to four bedrooms, three of which are comfortable doubles, all presented with carpet flooring. The fourth bedroom offers a practical space with fitted units and a concealed boiler. The family bathroom completes the first floor and is fitted with a three-piece suite comprising a bath with shower over, pedestal wash hand basin and WC, complemented by tiled walls, spotlighting and a heated towel rail.



Outside

Situated in a popular residential location, the property benefits from a driveway to the front, providing off-road parking and access to the integral garage, measuring 5.41m x 2.43m, with light, power and an up-and-over door. A particular highlight is the rear garden, offering plenty of space for families to enjoy and benefiting from a good degree of privacy. The garden features a variety of plants, shrubs and trees, along with a summerhouse, greenhouse and sun canopy adjacent to the property, creating an ideal space for outdoor seating and entertaining. There is also a useful lean-to positioned to the right of the home ideal for storage.

Location

Braunstone Town is a well-established and popular suburb of Leicester, offering an excellent balance of residential living, local amenities and accessibility. The area is well suited to families and commuters, with a range of shops, supermarkets, schools and leisure facilities close by. Braunstone Park provides generous green space for recreation, while Fosse Park Shopping Centre is just a short drive away, offering a wide selection of shops and dining options. Excellent transport links include easy access to the M1 and M69 motorways, alongside regular bus services into Leicester city centre, making the area an ideal base for both work and leisure.

Tenure & Council Tax

We understand the property to be FREEHOLD with vacant possession upon completion. Blaby District Council - Tax Band D. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.



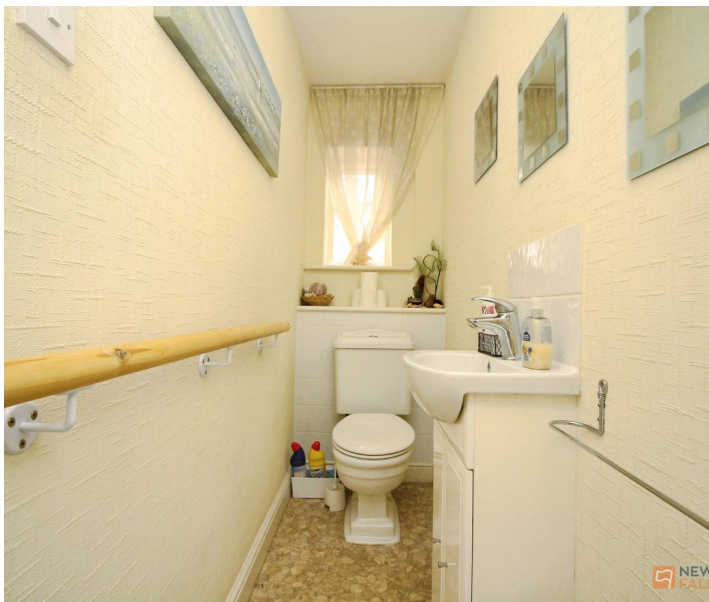


Making an Offer

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Agents Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements (width x length), floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

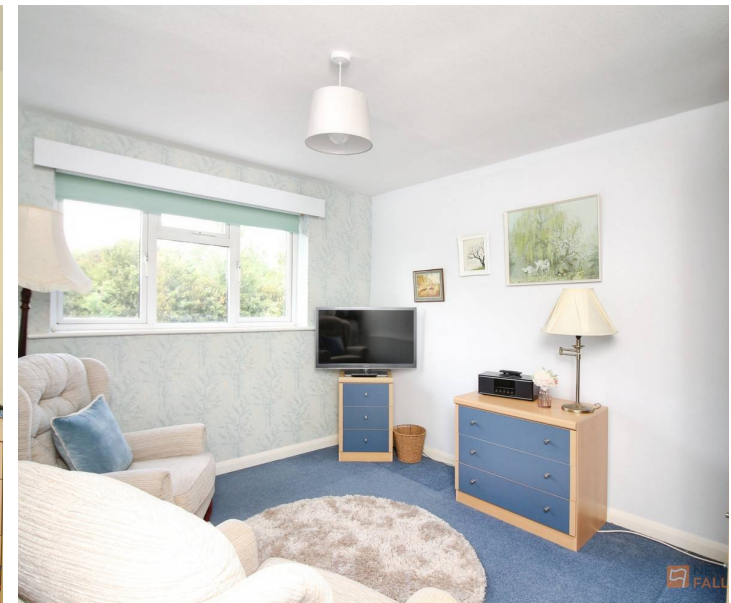


Referrals

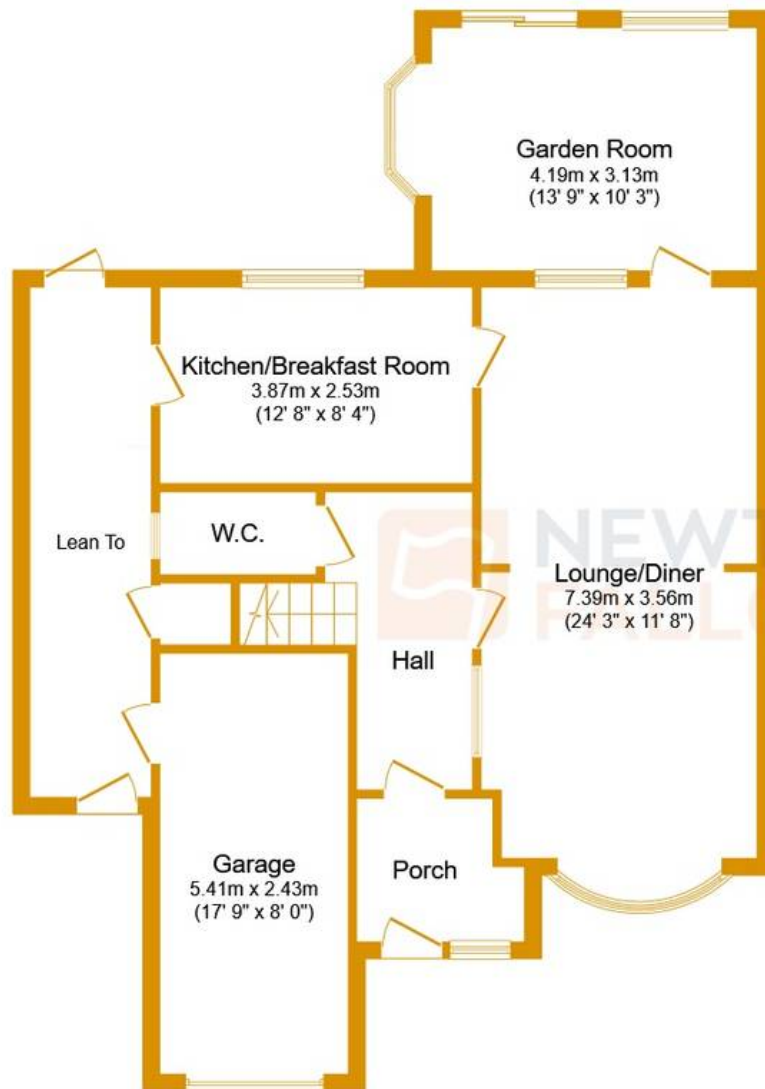
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Free Property Valuations

If you're considering a move, our team would be delighted to provide a complimentary, no-obligation valuation of your home, along with tailored advice on achieving the best possible result.







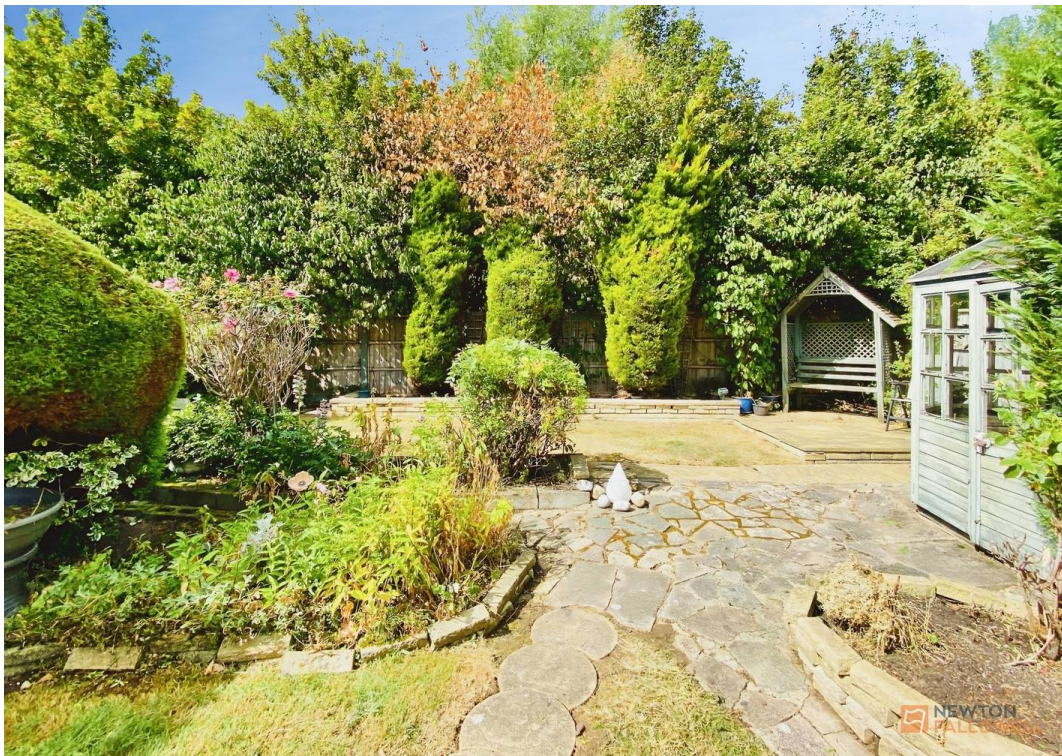
Ground Floor



First Floor

Total floor area: 148.4 sq.m. (1,598 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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





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