



Shiel Road, Lubbethorpe, LE19



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£309,950



## Key Features

- Two Bedrooms
- Detached Bungalow
- Open Plan Living Kitchen Diner With Built in Appliances
- Landscaped Rear Garden With Summerhouse
- Still Under NHBC Warranty
- Popular & Convenient Location
- EPC rating B
- Freehold







**MODERN BUNGALOW!** - Perfect for those in search of single storey living in a desirable location, fall in love with this contemporary 'ready to move in' two bedroom detached bungalow situated in the popular Lubbethorpe area and offers a plot with landscaped gardens and allocated parking for two cars to the side. Benefiting from gas central heating, double glazing and professionally boarded loft space, the well proportioned layout includes an entrance hall with useful storage, open plan living kitchen diner with built in appliances, two bedrooms and a bathroom. Still under the 10 year NHBC warranty, an immediate viewing comes highly recommended to avoid disappointment.

### Welcome to your new home

Upon entry to the bungalow you are welcomed into the entrance hallway presented with wood effect flooring and featuring useful storage cupboard and access to professionally boarded loft space with a ladder and light. A particular selling feature of the accommodation is the open plan living kitchen diner affording ample space for both formal dining and comfortable sitting. The kitchen area is fitted with a modern range of wall mounted and base units with complementary roll edge work surfaces over and tiled splashbacks. Features include a built in oven, four ring hob with fitted extractor hood above, inset sink and drainer unit with mixer tap, integrated fridge freezer, dishwasher and washing machine and a concealed central heating boiler. French doors open out into the garden. Two bedrooms can be found to the front of the bungalow, the master enjoying the use of built in wardrobes. A contemporary bathroom fitted with a three piece suite completes the internal accommodation.

### Outside

Externally, the property is set back behind mature shrubbery, offering a sense of privacy from the road. A pathway leads to the front entrance, while to the side,

a tarmac driveway provides convenient off-road parking. Gated access opens to the landscaped rear garden, one of the standout features of the home. The garden offers a patio area directly adjoining the bungalow, ideal for outdoor dining and entertaining. It also features a charming summer house, a variety of well-established plants, shrubs and trees, and fenced boundaries for added privacy. A further paved area with a pergola creates an additional seating space, perfect for relaxing in a peaceful setting.

### Location

New Lubbethorpe is an exciting and already thriving new community made up entirely of newly constructed properties varying from apartments to detached family homes. Located south of Leicester Forest East, the area provides swift access to the M1, M69 and A46 as well as being just five miles from Leicester City Centre which offers excellent rail links to both Birmingham and London St. Pancras International. There is a wide range of amenities available at both Fosse Park Shopping & Meridian Leisure Park. New Lubbethorpe Primary School opened in 2019 with a Secondary School set to open in the near future, making life at Chantry Mews perfect for growing families. Leicester 5.0 miles / Market Bosworth 9.5 miles / Loughborough 16.9 miles / Market Harborough 20.1 miles / Nottingham 32.9 miles / Bradgate Country Park 9.4 miles / Jubilee Park 3.2 miles

### Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Please Note: There is an annual charge for the maintenance of the green spaces on the development. We have been advised by the seller that the charge for 1 Oct 2024 - 30 Sept 2025 was £188.22. Blaby District Council - Tax Band C. 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.

### Need Independent Mortgage Advice?

We are pleased to introduce the Mortgage Advice Bureau, who works with Newton Fallowell Estate







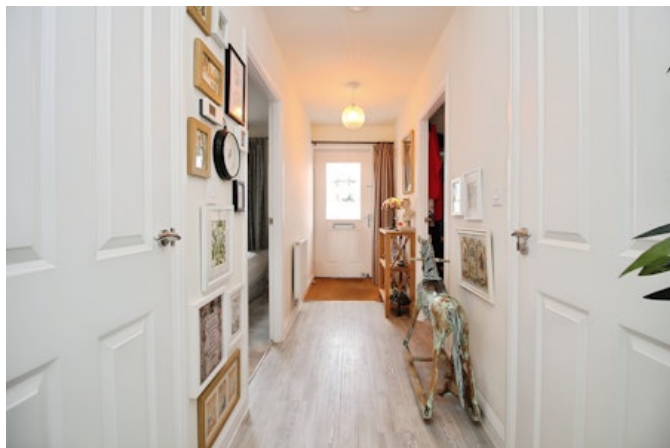
Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. They can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.

### Making an Offer

"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks."

### 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 firm's employment has the authority to make or give any representation or





warranty in respect of the property. We retain the copyright.

### Referrals

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

### Free Property Valuations

If you have a house to sell then we would love to provide you with a free no obligation valuation.









Floor Plan

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](http://www.Propertybox.io)



