



1 Dionard Drive, Lubbethorpe - LE19 4DD

Offers Over £230,000

 **NEWTON FALLOWELL**



## 1 Dionard Drive

Lubbesthorpe, Leicester

Newton Fallowell are excited to welcome to the market this contemporary first floor apartment includes ownership of a parking space and single garage and enjoys a popular position being situated with close proximity to commuter links. Having it's own private entrance, the gas centrally heated and double glazed apartment features an entrance hallway with a staircase to a landing, open plan living kitchen diner, inner lobby, two double bedrooms and bathroom. Outside there is a low maintenance front garden. An ideal home for a first time buyer, professional couple or purchaser looking to downsize, an early viewing is strongly recommended to avoid disappointment.

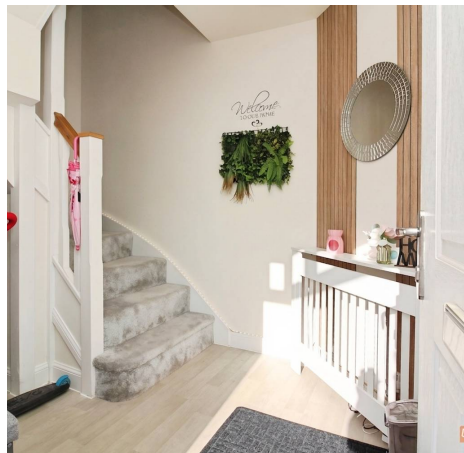
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Two double bedrooms
- First floor maisonette with private entrance
- Driveway and single garage
- Ideal first purchase
- Open plan living kitchen diner
- Lease Term: 993 years remaining
- Tax Band B / Leasehold
- EPC Rating B
- Viewings strictly by appointment only!





### Welcome to your new home

Upon entering, the welcoming entrance hall provides a useful space for coats and shoes, with a staircase rising to the carpeted first-floor landing. A particular highlight of the property is the open-plan living kitchen diner, creating a sociable space that forms the heart of the home and benefits from an abundance of natural light through dual-aspect glazing. The kitchen is fitted with a range of wall and base units with complementary work surfaces, matching splashbacks, sink and drainer, built-in oven, four-ring gas hob with extractor hood, integrated fridge freezer, washing machine and dishwasher. An inner lobby provides access to two comfortable double bedrooms and a modern family bathroom, fitted with a bath with shower over and screen, wash hand basin and WC, complemented by tiled surrounds.

### Outside

The property benefits from a low-maintenance frontage, featuring a neat synthetic lawn and pathway leading to the front door. To the rear, there is the added benefit of a single garage together with an allocated parking space, providing convenient off-road parking.

### 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.



### Tenure & Council Tax

We understand the property to be LEASEHOLD with vacant possession upon completion. 999 Year Lease Approximately £25 per month for Land Trust Charge. Blaby District Council - Tax Band B. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

### Making an Offer

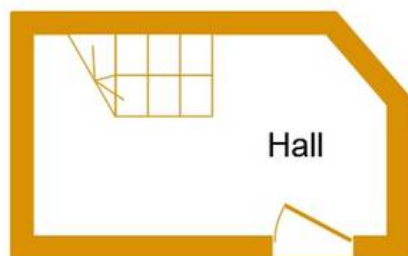
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### Agents Note

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 firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.







Ground Floor



Floor Plan

Total floor area: 76.5 sq.m. (823 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](http://www.Propertybox.io)



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