



12 North Esk Way, Lubbethorpe - LE19 4EB
£270,000

 **NEWTON FALLOWELL**

12 North Esk Way

Lubbesthorpe, Leicester

Boasting the use of two parking spaces to the rear, fall in love with this contemporary two bedroom terraced home positioned on the new 'Lubbesthorpe' development within close proximity to the Motorway and Fosse Park, ideal for those in search of their first home. Built by award winning developer Davidson's and still under NHBC warranty, the neutrally decorated home benefits from gas central heating and double glazed windows and includes an entrance hall, lounge, kitchen diner, ground floor WC, first floor landing, two bedrooms and a bathroom. The plot features front and rear gardens. The property demands an internal inspection is essential to truly appreciate the size, location and finish of the accommodation on offer.

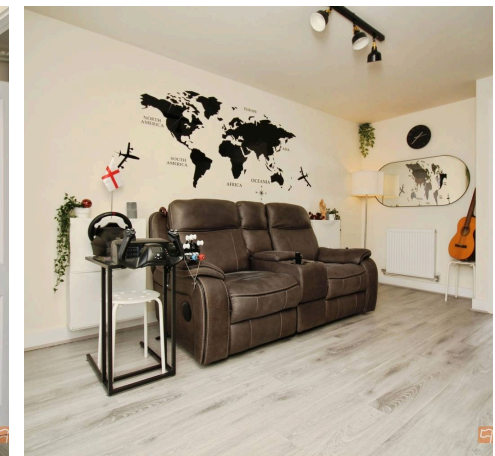
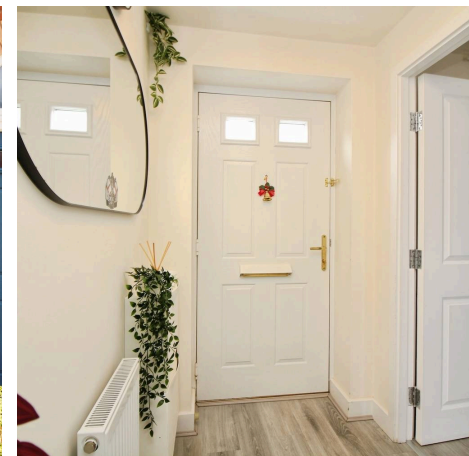
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Two double bedrooms
- Modern mid terrace house
- Built By Award Winning Builder Davidsons
- Still under NHBC warranty
- Two allocated parking spaces
- Perfect first purchase
- Need independent mortgage advice? Get in touch today!
- Tenure - Freehold / Tax Band B
- EPC Rating B
- Viewings strictly by appointment only!





Welcome to your new home

Upon entering the property, you are welcomed into an inviting entrance hall, featuring a staircase rising to the first floor and a door through to the lounge presented with luxury vinyl (LVT) flooring, and a useful storage cupboard. Natural light floods the space through a window to the front elevation, while neutral décor creates a warm and welcoming first impression. A door leads through to an inner lobby providing entry to a convenient guest WC. Beyond lies the full-width kitchen/dining room, fitted with a range of wall and base units complemented by matching work surfaces and splashbacks. The kitchen incorporates a sink and drainer with mixer tap, a built-in oven, hob with extractor hood, and space for additional appliances. The dining area benefits from a continuation of the attractive flooring and provides an ideal space for both everyday family living and entertaining. Double doors open directly onto the rear garden.

Ascend to the first floor

Moving upstairs, the carpeted landing provides access to two well-proportioned double bedrooms, both tastefully presented with neutral décor and fitted carpeting. Completing the first floor is the contemporary family bathroom, fitted with a three-piece suite comprising a panelled bath with shower over, wash hand basin, and low-level WC. The room is finished with complementary wall surrounds and benefits from an extractor fan. The landing also provides access to the insulated loft space, offering additional storage potential.

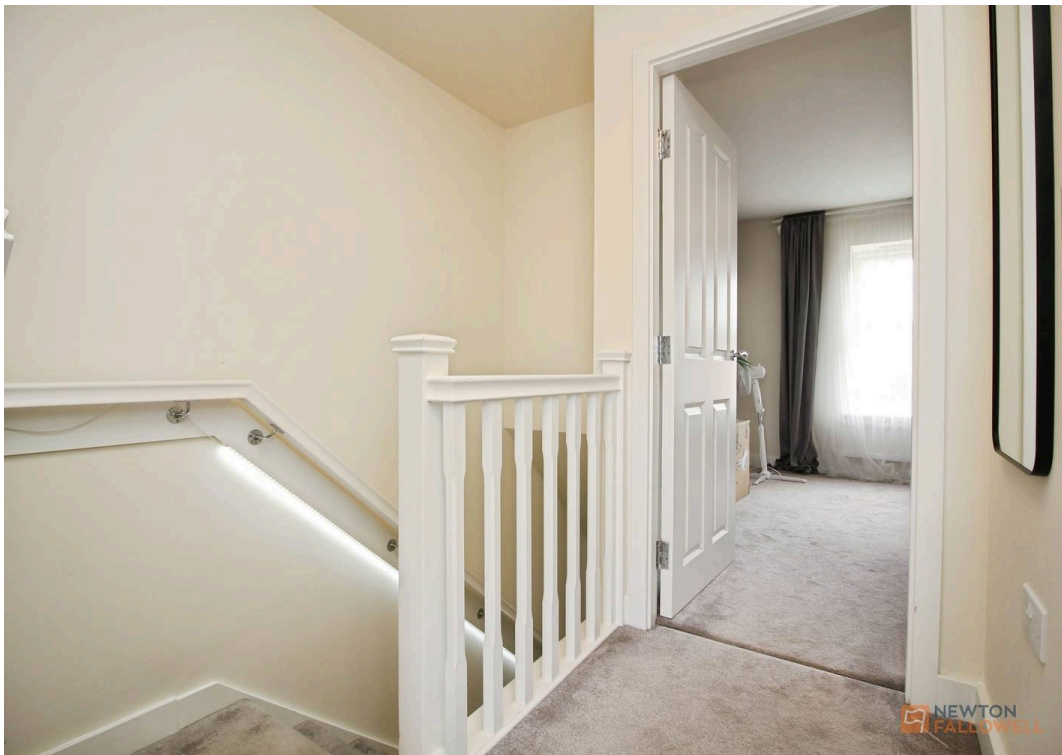
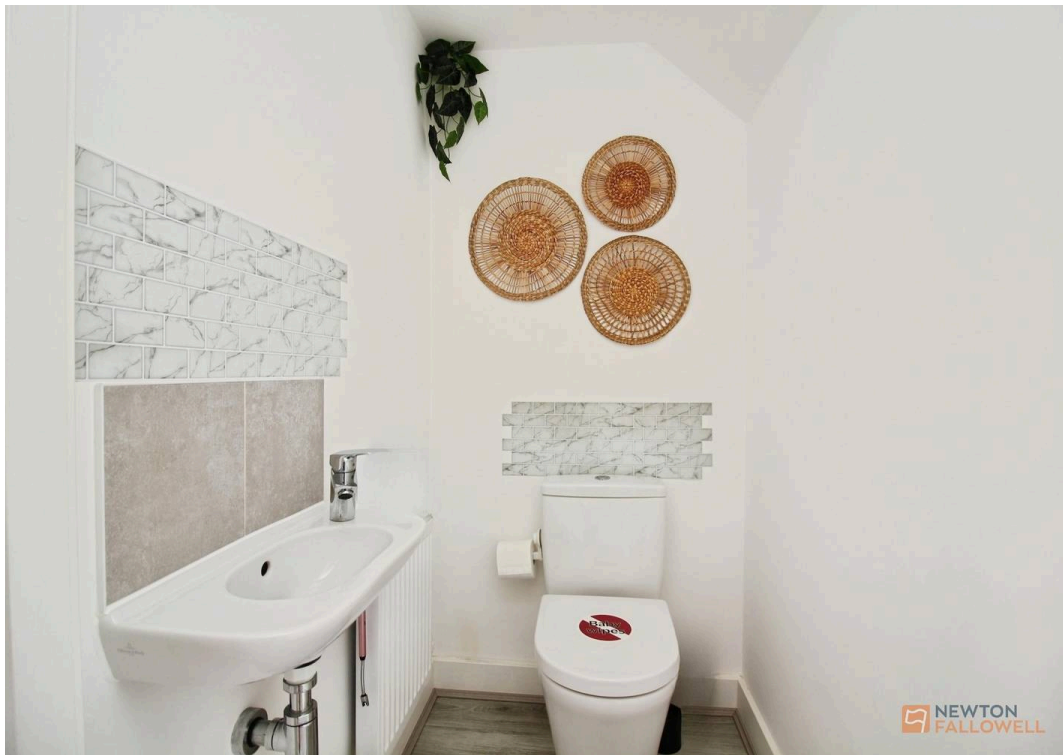
Outside

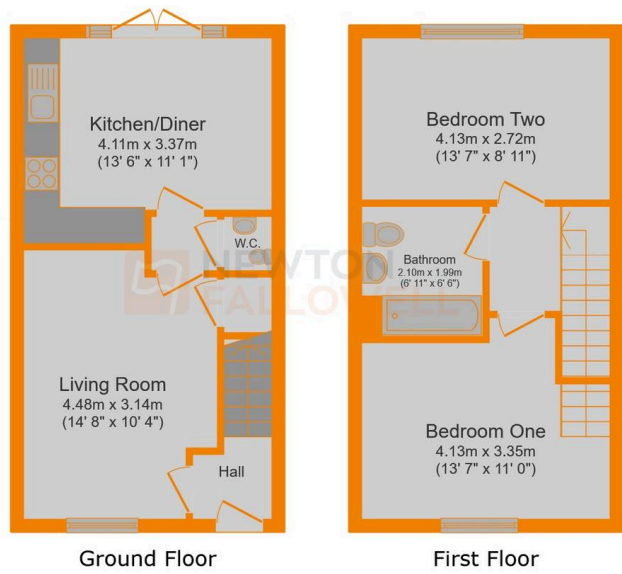
The property benefits from a lawned front garden, with a pathway leading to the front entrance. To the rear, there is an enclosed garden featuring a synthetic lawn and a patio area, providing an ideal space for outdoor dining and entertaining. Enclosed by fencing for privacy, the rear garden also offers gated access to two allocated parking spaces.

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







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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