



Ettrick Way, Lubbethorpe, LE19



2



1



1

£249,950



### Key Features

- Two double bedrooms
- Modern semi detached home
- Modern kitchen diner with doors to the garden
- Ground floor WC, perfect for guests
- Parking for two cars & electric car charger
- Popular & convenient location
- EPC rating B
- Freehold





Boasting the use of two parking spaces to the front, fall in love with this Barratt Homes constructed two bedroom semi detached home positioned on the new 'Lubbesthorpe' development within close proximity to the Motorway and Fosse Park, ideal for first time buyers or investors. Benefiting from gas central heating and double glazed windows, the contemporary interior includes an entrance hall, lounge, downstairs WC, kitchen diner, landing, two double bedrooms and bathroom. The plot enjoys a lawned garden to the rear. The property demands an internal inspection is essential to truly appreciate the size and finish of the accommodation on offer.

### Welcome to your new home

Upon entry to the home you step into an entrance lobby, with a door leading through to the neutrally decorated reception room, presented with carpet flooring and offering a staircase rising to the first floor.

A particular selling feature of the accommodation is the kitchen diner enjoying natural ample light provided by french doors with side picture windows allowing views of the rear garden. Fitted with a modern range of wall mounted and base units with complementary roll edge work surfaces over and brick effect tiled splashbacks. Features include a built in 'Zanussi' oven with four ring 'Zanussi' gas hob and extractor hood above, plumbing for washing machine, space for fridge freezer and a concealed wall mounted central heating boiler. There is also a central heating radiator.

Completing the ground floor is a guest WC.

### Moving upstairs

Ascend to the first floor, a carpeted landing serves access to two neutrally decorated double bedrooms. Completing the first floor layout is the modern bathroom fitted with a three piece suite comprising a bath with shower over and screen with complementary tiling, pedestal wash hand basin and low

level WC. Having a central heating radiator, obscure side elevation window and shaver point.

### Outside

The plot offers a tarmac driveway to the front providing off road parking for two cars with the added benefit of an electric car charging point. To the rear is a mainly laid to lawn garden with a decking area adjacent to the accommodation ideal for outdoor entertaining, with fencing to boundaries and timber shed.

### Location

New Lubbesthorpe 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 Lubbesthorpe 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 freehold with vacant possession upon completion. Blaby District - Tax Band B. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

### Viewing Arrangements

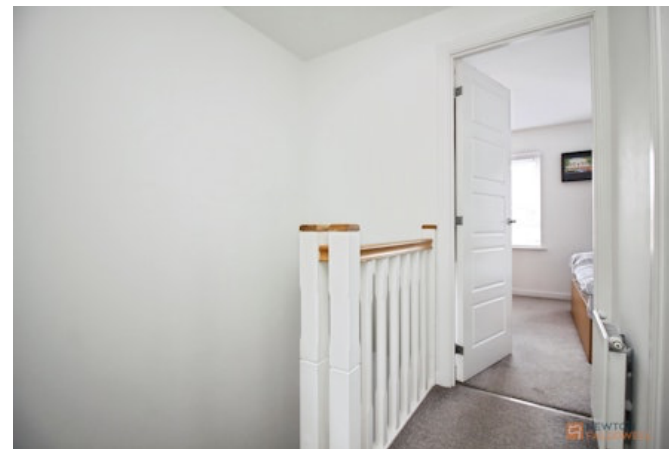
Viewings are strictly by appointment only.

### 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.





