



Irvine Crescent, Lubbethorpe, LE19



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Offers over £475,000



### Key Features

- Four well proportioned bedrooms
- Executive detached family home
- Built by reputable builder 'Davidson Homes'
- Two reception rooms
- Open plan kitchen diner & utility room
- Master bedroom with en-suite shower room
- EPC rating B
- Freehold





Enjoying the use of a driveway & garage to the side, fall in love with this Davidsons constructed executive four bedroom detached family home still under the NHBC warranty and boasts efficient and contemporary living accommodation across two floors. The gas centrally heated and double glazed layout in brief comprises an entrance hallway, convenient wc, two reception rooms, open plan kitchen diner and utility, with the first floor offering master bedroom with built in wardrobes and an en-suite, three further well proportioned bedrooms and a family bathroom with a four piece suite The plot offers front and rear lawned gardens. Ideally located for access to major road links and situated within walking distance to local schooling, a closer inspection is strongly recommended to fully appreciate the size and finish of this 'smart home' on offer.

### Welcome to your new home

Upon entry to the home you step into the welcoming entrance hallway featuring a staircase rising to the first floor, a useful storage cupboard and access to a convenient downstairs WC, perfect for guests. Doors open into the front reception room, presented with contemporary parquet style flooring and is flooded with an abundance of natural light provided by dual aspect glazing. The lounge is situated to the rear of the home, with continuation of the flooring and French doors opening out into the rear garden.

Easily the heart of the home, the fabulous kitchen diner is fitted with a modern range of wall and base units with complementary Quartz surfaces and soft closing drawers. Features include a built in 'AEG' double oven, 'AEG' induction hob with hood, integrated fridge freezer, dishwasher and wine fridge. Affording ample space for dining and sitting, there is French doors to the garden.

A useful utility offers further storage, space for two appliances and a rear access door.



### Moving upstairs

Ascending to the first floor, you are greeted by a carpeted landing that provides access to four well-proportioned bedrooms. The master bedroom benefits from built-in wardrobes and its own en-suite, which comprises a shower enclosure, wash basin, and WC, finished with complementary tiling.

The remaining bedrooms are served by the family bathroom, which includes a shower enclosure, wash basin, and WC, with partially tiled walls and a shaver point.

The landing also offers access to a useful airing cupboard, completing the first floor layout.

### Outside

The property occupies a family friendly location with a lawned front garden and tarmac driveway to the side providing parking for two/three cars leading to a single garage. Gated access leads to the rear garden which is mainly laid to lawn, enclosed by timber fencing and brick walls. There is also a patio area adjacent to the home ideal for outdoor sitting and entertaining.

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

PLEASE NOTE: There is a charge for the upkeep of the green





spaces on the development. We have been advised this charge is TBC.

### 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



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### Referrals

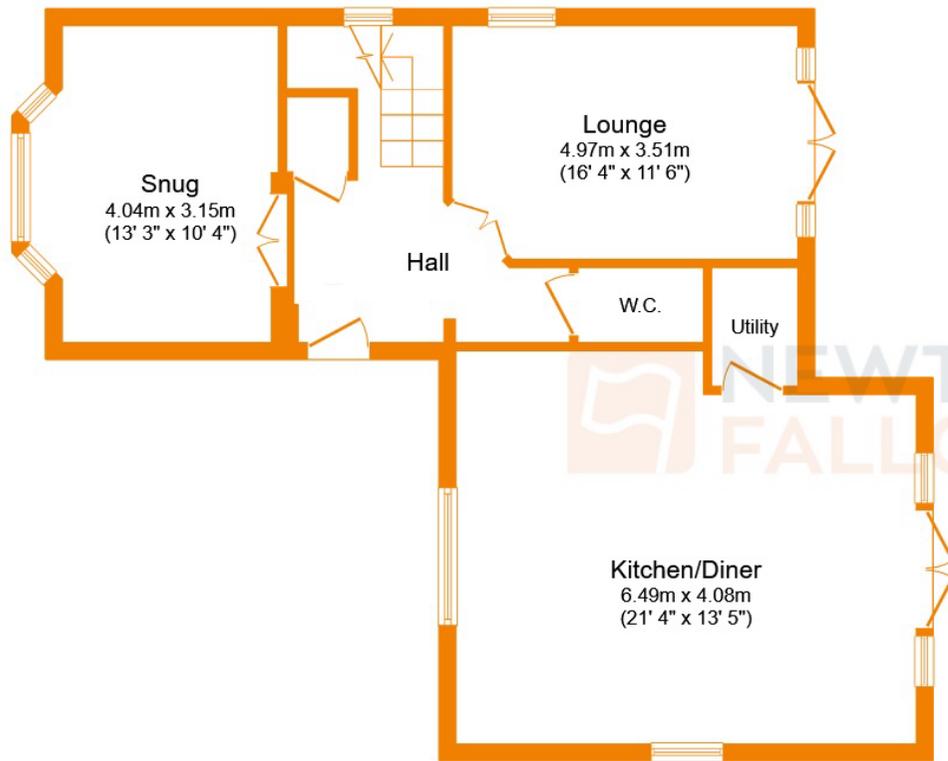
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle 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

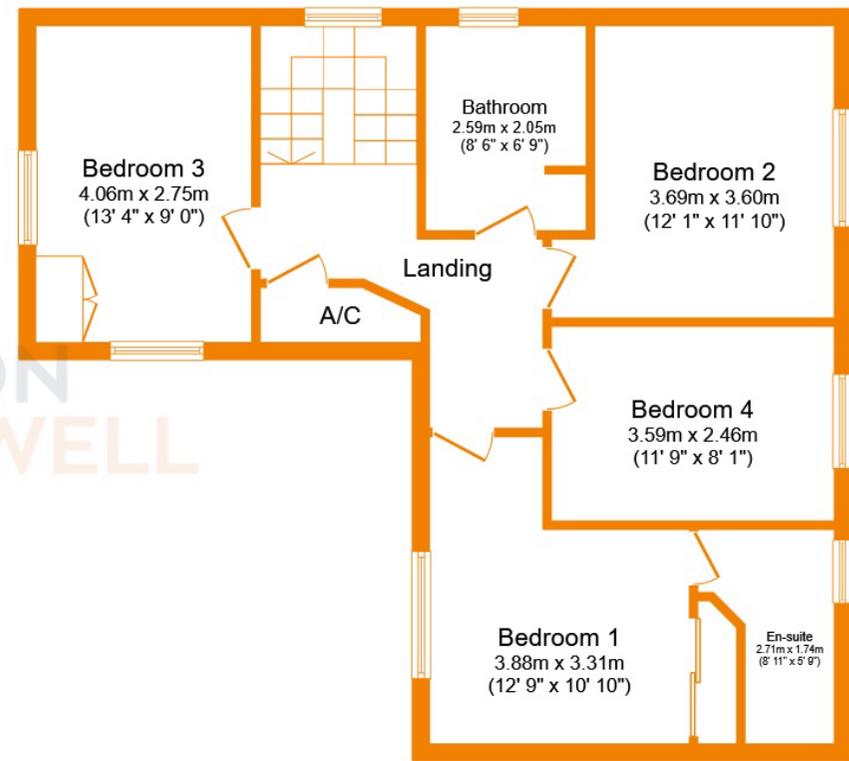
If you have a house to sell then we would love to provide you with a free no obligation valuation.







Ground Floor



First Floor

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