



36 Lubbesthorpe Road, Leicester. LE3 2XD

- Refurbished Three Bedroom Semi Detached Property
- Entrance Area, Living Room, Dining Area
- Conservatory, Refitted Kitchen
- Landing , Three Bedrooms, Refitted Family Bathroom
- Gas Fired Central Heating System, Double Glazing
- Driveway, Garage, Rear Garden Backing Onto Brook
- Early Viewing Highly Recommended
- Ideally Located for Fosse Park, M1/M69 Motorway network
- EPC Rating D & Council Tax Band D



PROPERTY DESCRIPTION

Well presented three bedroom recently refurbished semi detached property on a great plot position backing onto Lubbethorpe brook. Ideally located for local facilities including Fosse Park Shopping Centre, Meridian Business and Leisure park, regular bus routes to Leicester City Centre and easy access to M1/M69 Motorways. The property has been refurbished throughout with a modern kitchen and bathroom included. Comprising of entrance area with tile flooring, open to the good size living area with stairs leading to the first floor. The dining area is located off the living area and also gives access to the rear conservatory overlooking the rear garden and a refitted modern kitchen fitted with a range of base and wall units and fitted oven, hob and extractor, along with a side access door. To the first floor the landing gives access to two good size double bedrooms, a third single and a refitted modern bathroom. The property further benefits from gas fired central heating system and double glazing. Externally to the front of the property is a small front garden area with driveway extending to the side of the property through gates and in turn leading to the single garage. The good size rear garden is mainly laid to lawn with hedge/fence sides, rear pond and backing onto Lubbethorpe Brook. An early internal viewing of the property is highly recommended to appreciate. EPC rating D and Council tax band B.



ROOM DESCRIPTIONS

Entrance Area

Living Room

17' 8" overstairs area x 12' 11" (5.38m x 3.94m)

Dining Area

10' 6" x 9' 1" (3.20m x 2.77m)

Conservatory

8' 3" x 7' 0" (2.51m x 2.13m)

Kitchen

10' 1" x 8' 2" max (3.07m x 2.49m)

Landing

Bedroom

13' 0" x 10' 0" (3.96m x 3.05m)

Bedroom

10' 6" x 10' 0" max (3.20m x 3.05m)

Bedroom

9' 8" x 7' 3" (2.95m x 2.21m)

Family Bathroom

8' 2" max into rec x 7' 1" (2.49m x 2.16m)

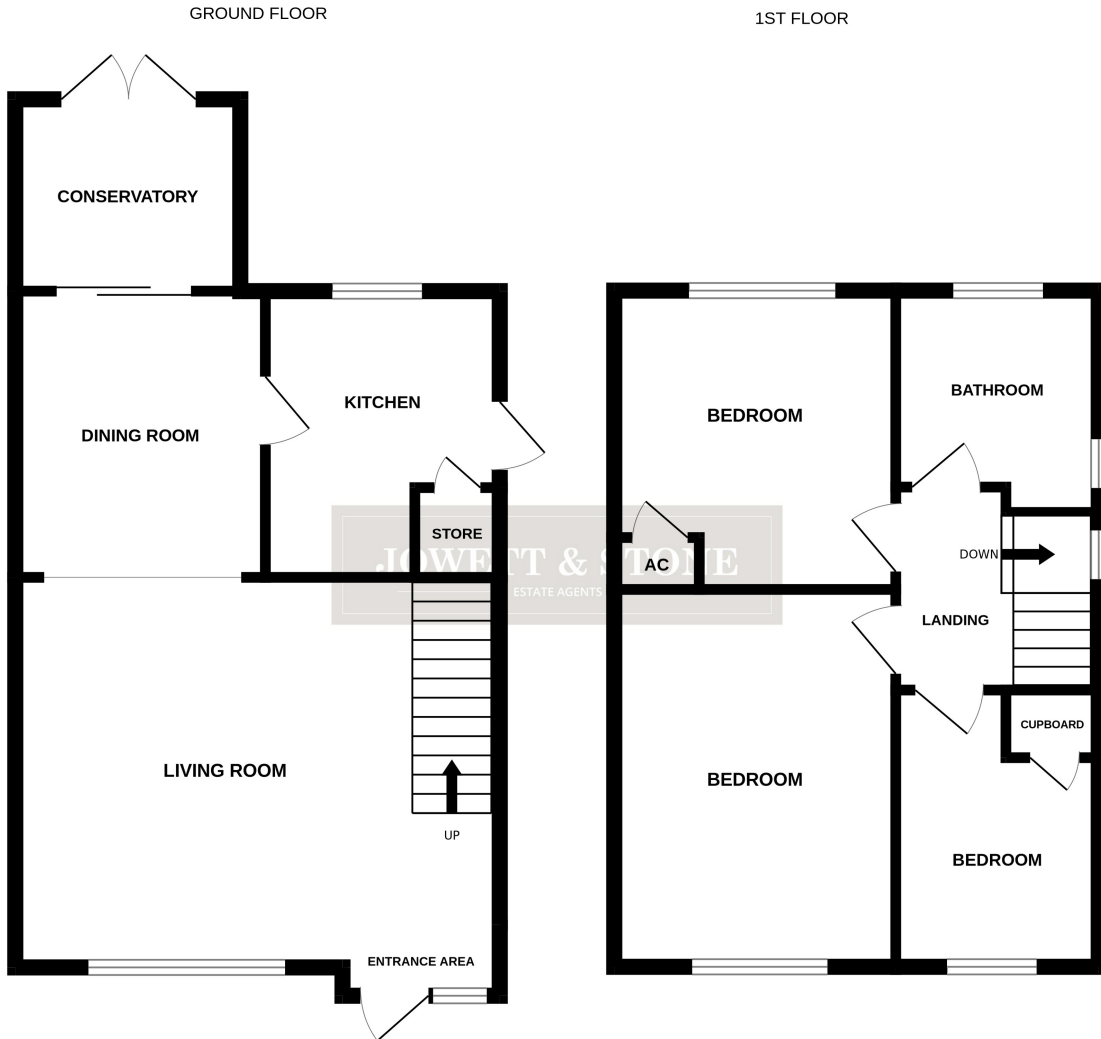
External

Garage

Rear Garden



FLOORPLAN & EPC



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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