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ESTATE AGENTS

0116 214 7555

146 HINCKLEY ROAD, LEICESTER FOREST EAST, LE3 3JT

[WWW.HAMPSONSESTATEAGENTS.CO.UK](http://WWW.HAMPSONSESTATEAGENTS.CO.UK)

[TEANAHAMPSON@HAMPSONSESTATEAGENTS.CO.UK](mailto:TEANAHAMPSON@HAMPSONSESTATEAGENTS.CO.UK)



# Earn Drive, New Lubbethorpe

£315,000

3 2 1





Welcome to this immaculate semi-detached property located in a desirable area. With its excellent condition and a range of attractive features, this property is ideal for families and couples alike.

Upon entering, you will find a spacious reception room, complete with a charming fireplace and a bay window featuring elegant shutters, allowing plenty of natural light to flood the room. The reception room also boasts a stylish media wall, perfect for entertaining friends and family.

The property offers a modern kitchen, providing ample space for culinary enthusiasts to prepare delicious meals. The kitchen features a delightful dining area, perfect for enjoying meals with loved ones and there is a glazed pod with French doors opening to the gardens.

Heading upstairs, you will discover three double bedrooms, ensuring ample space for a growing family. The master bedroom is a true haven, featuring an en-suite bathroom and built-in wardrobes, providing plenty of storage space. Additionally, this room boasts an abundance of natural light, creating a relaxing and inviting atmosphere. Bedroom two also benefits from built-in wardrobes and a convenient Jack and Jill bathroom and there is a third double bedroom with ample space for freestanding wardrobes.

The property features a large bathroom with a four-piece suite, offering the perfect place to unwind and relax after a long day.

Outside, there is side by side parking for two cars, ensuring convenience for residents. The location of the property is highly desirable, with nearby schools, green spaces, and a strong local community.

Overall, this property offers a fantastic opportunity to secure a delightful home in a sought-after location. Contact us now to arrange a viewing and secure your dream property. Don't miss out on this wonderful opportunity.



**Ground Floor**  
Approx. 40.7 sq. metres (438.3 sq. feet)



**First Floor**  
Approx. 36.7 sq. metres (395.2 sq. feet)

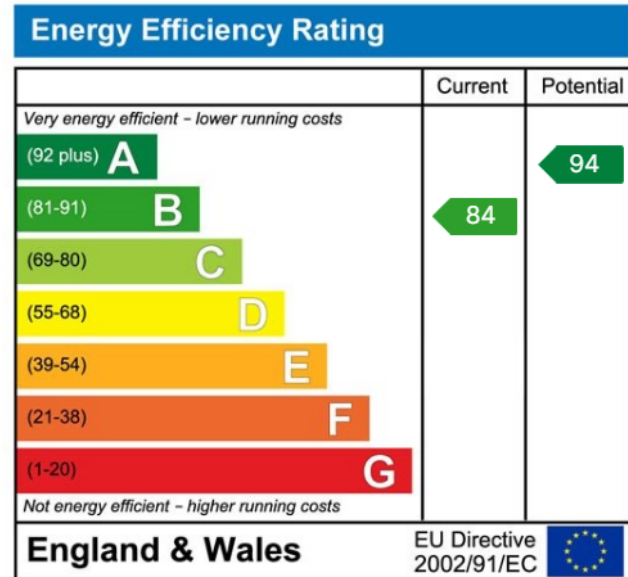


**Second Floor**  
Approx. 23.1 sq. metres (248.3 sq. feet)



Total area: approx. 100.5 sq. metres (1081.8 sq. feet)

- Three Double Bedrooms
- Semi-Detached
- Stunning Master Bedroom With En-Suite
- Amazing Dining Kitchen With Glazed Pod
- Fitted Wardrobes
- Landscaped Rear Garden
- Amtico Flooring
- Media Wall & Fireplace To Lounge
- EPC Rating B, Council Tax Band C
- Close by to open green space



By law we carry out verification checks and proof of fund checks.

The details are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted. We have not tested any services or appliances and purchasers are advised to satisfy themselves as to the working order and condition.

Floor plans do not reflect exact dimensions or exactly replicate the layout of the property.

Referral Fees: EPC: up to £50. Mortgage: up to £500. Conveyancing up to £300. Survey: up to £50 all plus vat.

Registered in England and Wales number 12430282. Registered office: 3 Oswin Road, LE3 1NR.

