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# Laxford Lane, New Lubbethorpe

£250,000

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Introducing this immaculate bungalow located on the popular New Lubbethorpe development. Situated in a sought-after area, this property offers convenient access to nearby schools and green spaces, making it an ideal choice for couples and downsizers alike.

On entering the property, you will find a spacious reception room with access to the generous rear garden, creating a seamless indoor-outdoor living experience. Natural light floods the room, accentuating the immaculate condition of the property. Adjacent to the reception room is a well-appointed kitchen, complete with French doors leading to the garden. The kitchen boasts integrated appliances, including a cooker and hob and also features a set of French doors opening to the garden.

A well-maintained hallway leads to the two double bedrooms and the main bathroom. Both bedrooms offer comfortable living spaces, providing ample room for relaxation and rest. The bathroom features a shower over the bath, ideal for those who enjoy a refreshing shower or a leisurely soak.

Externally, this detached bungalow presents a driveway for two cars, ensuring off-road parking is never a concern. Additionally, a generous rear garden awaits, perfect for enjoying sunny afternoons or entertaining guests. A summer house and timber shed completes the outdoor space, offering additional versatility.

Benefitting from an EPC rating of B and a council tax band of C, this property offers both energy efficiency and affordability. Bus links to Fosse Park and Leicester add to the convenience of the location, providing easy access to further amenities and entertainment options.

In summary, this immaculate bungalow presents a fantastic opportunity for those seeking comfortable and convenient living. With its well-appointed kitchen, spacious reception room, two double bedrooms, and generous rear garden, this property is a true gem. Don't miss the chance to make it your own. Contact us today to arrange a viewing.

We understand that the yearly maintenance charge for the upkeep of



