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Halladale Drive, New Lubbesthorpe

Offers Over £460,000

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Hampsons Estate Agents are delighted to present to the market this wonderfully presented and incredibly spacious family home, occupying an extremely favourable plot on the edge of the popular New Lubbesthorpe development, overlooking green open space and being on the edge of open countryside. The property was constructed by Barratt Homes to the attractive Alwick specification and benefits from the balance of the builders guarantee.

The internal accommodation comprises in brief; a welcoming entrance hall with stairs rising to the first floor and doors off to a useful storage/cloaks cupboard, a downstairs WC, an extremely bright dual aspect living room with a bay window to the front and French doors leading to the garden. Also on the ground floor there is a dual aspect dining room, again with a bay window to the front, a study and a fantastic breakfast kitchen which is fitted with a range of wall and base units with island unit, French doors opening to the gardens and a semi-open plan utility area.

To the first floor there is a master bedroom with a dressing room and en-suite shower room off, three further good sized double bedrooms and a generous single room which is currently set up as a further dressing room. Completing the first floor accommodation is a family bathroom with a three piece suite including a shower over the bath.

Externally to the side of the property there is a driveway for two cars leading to the brick built single garage. Additionally there is an extra parking space on the deeds of the property in a layby to the front. A gate leads from the driveway leads to the low maintenance, walled rear garden which features extensive composite decking and artificial turf.

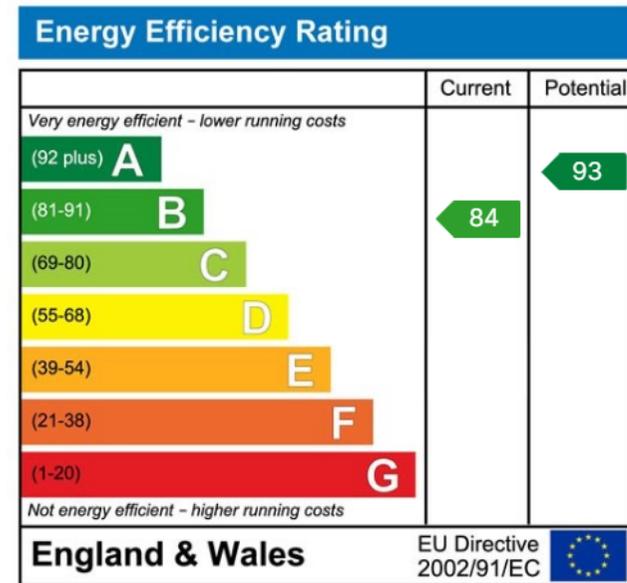
We understand that the property is connected to mains gas, electricity, water, sewerage and drainage and is of standard means of construction. Broadband and mobile telephone availability can be checked via this link: <https://checker.ofcom.org.uk/>

There is a charge for the maintenance of the communal areas of the development and last year the fee was £248.98.





- Four Generous Bedrooms
- Detached Family Home
- Barratt Alnwick Design
- Overlooking Open Green Space
- Superbly Presented Throughout
- Three Reception Rooms
- Master Bedroom With En/Suite & Dressing Room
- Low Maintenance Rear Garden
- EPC Rating B, Council Tax Band E
- DRAFT DETAILS



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.

