Alexanders
MarketMakers.

Ettrick Way
Lubbesthorpe

- Three bedroom mid-terrace home
- Beautifully presented throughout
- Spacious open-plan kitchen/diner
- Comfortable family sitting room
- Convenient ground floor cloakroom
- Main bedroom with en suite
- Private landscaped rear garden
- Off-road parking for two vehicles
- EPC Rating B / Council Tax Band C / Freehold

Alexanders are delighted to offer to the market this stylish and well-appointed three bedroom mid-terrace home, occupying a pleasant position within the highly regarded and ever-popular development of Lubbesthorpe, Leicester.

Constructed in recent years to an exacting standard, the property offers beautifully presented accommodation arranged over two floors, ideally suited to first-time buyers, young families, and those seeking excellent commuter links.

Internally, the accommodation comprises a welcoming entrance hall, cloakroom/WC, spacious sitting room, and a contemporary open-plan kitchen diner, flooded with natural light and benefiting from French doors opening onto the rear garden. To the first floor are three well-proportioned bedrooms, including a generous main suite complete with a modern three-piece en suite shower room, together with a stylish family bathroom.

Outside, the property is set behind an attractive frontage and benefits from allocated parking for two vehicles. To the rear lies a private garden, thoughtfully landscaped with paved seating areas, a lawn, and well-stocked borders, creating an ideal space for both entertaining and family life.

Location:
Lubbesthorpe has rapidly become one of Leicester's most desirable residential locations, offering an excellent balance of modern convenience and green open space. The development benefits from local shops, schools, cafés, and leisure facilities, while the nearby M1 and M69 motorway networks, Fosse Park, and Leicester city centre are all within easy reach.

Method of Sale:
The property is offered for sale by Private Treaty.

Measurements:
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:
The property is being sold freehold with vacant possession upon completion. Annual service charge of £257.18 applies.

Local Authority:
Blaby District Council, Council Offices, Desford Road, Narborough, Leicester, LE19 2EP. Council Tax Band C.

Viewings:
Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth, 7 Main St, Market Bosworth, Nuneaton CV13 0JN.

Services:
The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

Public Rights of Way, Wayleaves & Easements:
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

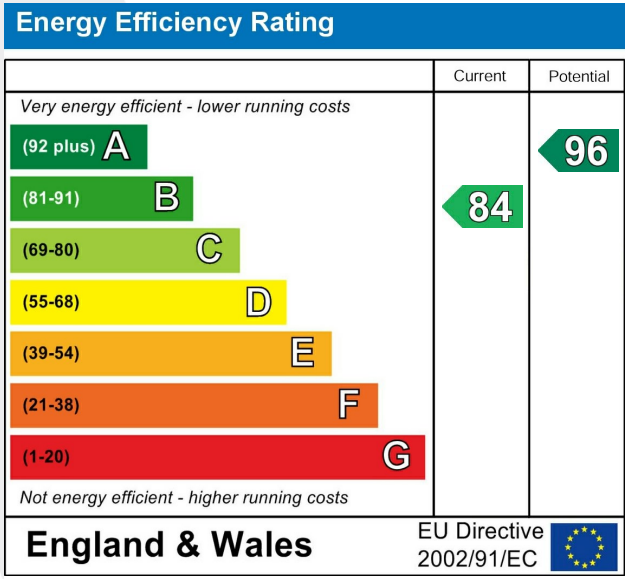
Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

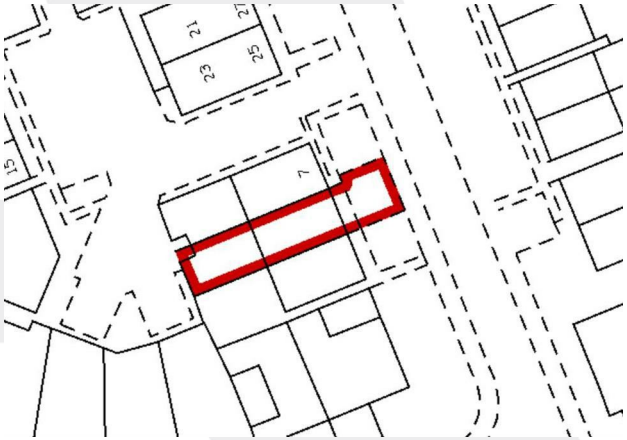
Technical Information:
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

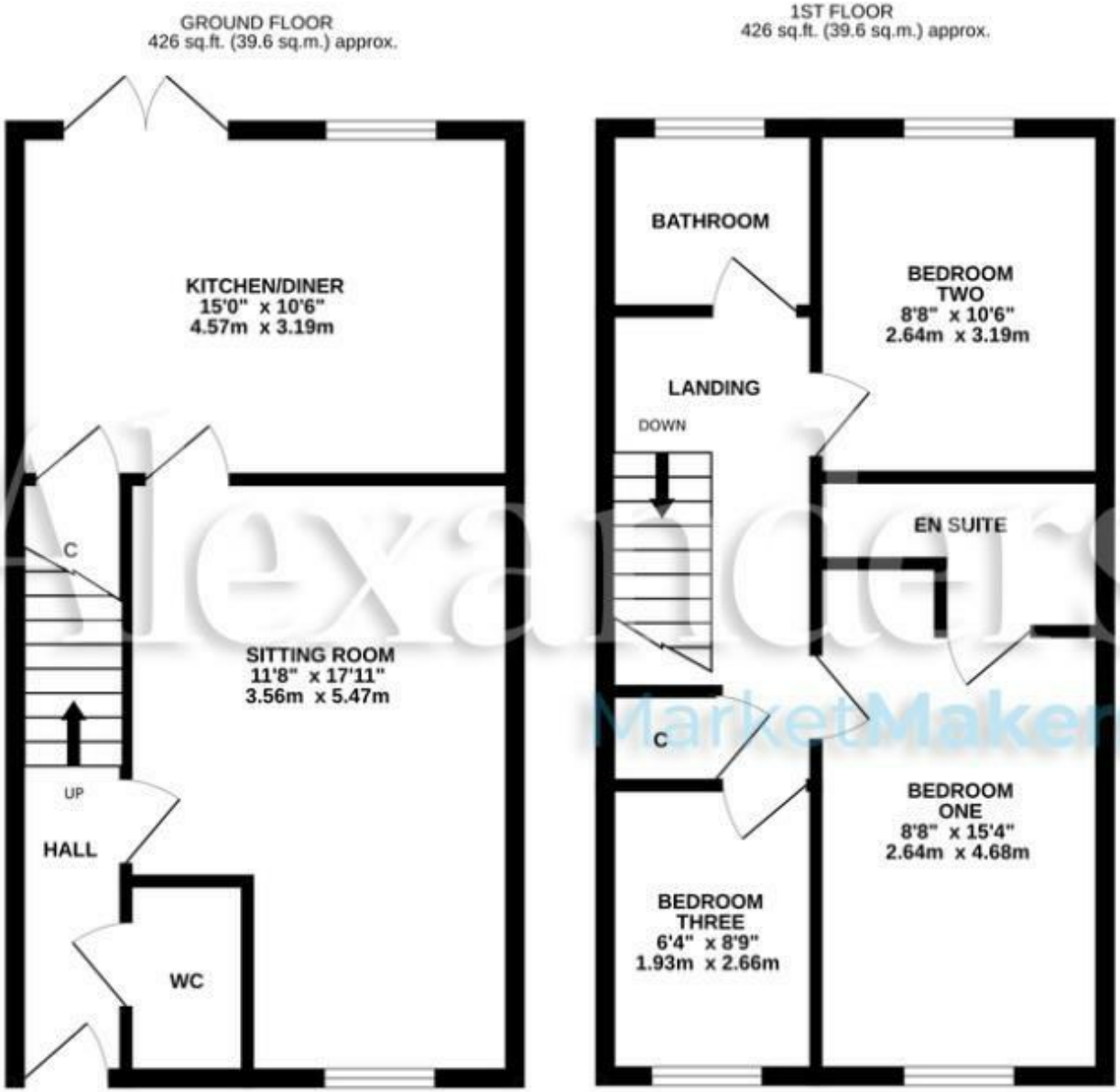
Money Laundering:
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note:
These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.

Alexanders







TOTAL FLOOR AREA : 852 sq.ft. (79.2 sq.m.) approx.

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.
Made with Metropix ©2026

Alexanders
MarketMakers.

Alexanders
MarketMakers.