

FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge

15'6 x 10'5 (4.72m x 3.18m)

Dining Kitchen

15'6 x 8'11 (4.72m x 2.72m)

Downstairs Cloakroom

6'01 x 3'02 (1.85m x 0.97m)

Landing

Bedroom One

10'11 x 10'7 (3.33m x 3.23m)

En Suite

4'07 x 7'07 (1.40m x 2.31m)

Bedroom Two

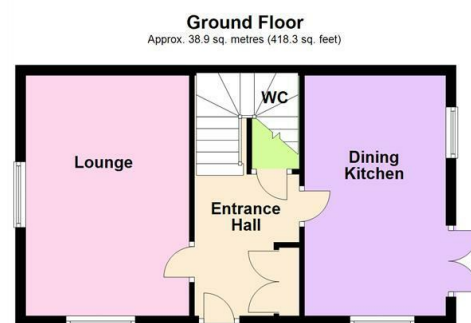
9'9 x 8'9 (2.97m x 2.67m)

Bedroom Three

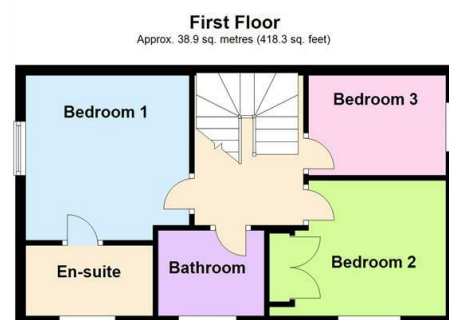
8'9 x 4'5 (2.67m x 1.35m)

Family Bathroom

5'05 x 6'11 (1.65m x 2.11m)



Total area: approx. 77.7 sq. metres (836.7 sq. feet)



FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.
VIEWING Via our office at 22a Cross Street, Enderby, LE19 4NJ
Telephone: 0116286 9700 • Email: sales@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestegg-properties.co.uk/
FREE PROPERTY VALUATIONS Looking to sell? Need a valuation?
Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County – total coverage for your home.
Call us on 0116 2811 300 for free advice.
OFFER PROCEDURE If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.
MONEY LAUNDERING Money laundering regulations 2003 – Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.
These details do not constitute part of an offer or contract.
Measurements are for guidance only and potential buyers are advised to recheck measurements.
Agents notes- FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy, these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

12 Glass Way, New Lubbethorpe, Leicester, LE19 4DN

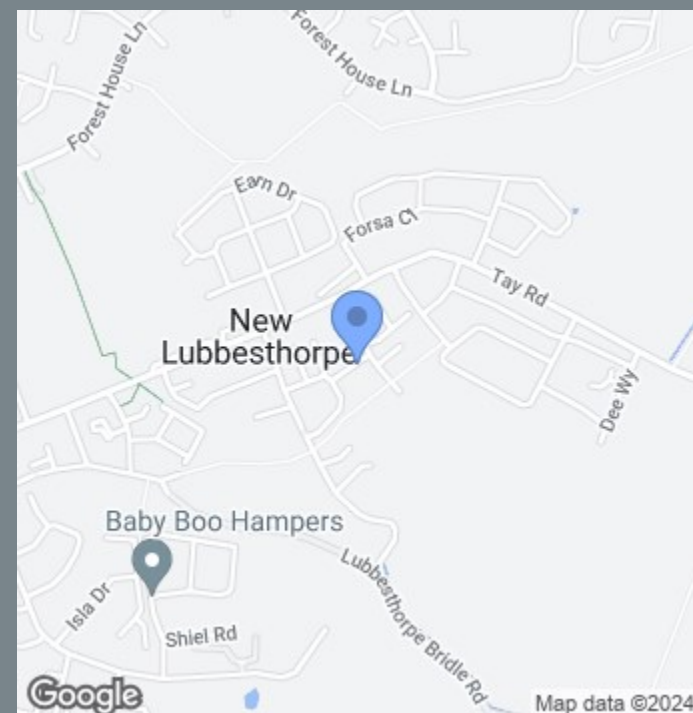
Offers Over £300,000

OVERVIEW

- Stunning Family Home In Show Home Condition
- Popular Location
- Entrance Hall & Downstairs Cloakroom
- Lounge & Dining Kitchen
- Three Bedrooms
- En Suite & Family Bathroom
- Driveway & Landscaped Garden
- 9 Years Builders Guarantee
- Freehold, EPC - B
- Council Tax Band - B

LOCATION LOCATION....

Welcome to Lubbesthorpe, where vibrant community living meets the tranquility of nature! Nestled on the outskirts of the city, Lubbesthorpe invites you to experience the perfect blend of modern convenience and scenic landscapes. Escape the hustle and bustle without sacrificing urban convenience. Lubbesthorpe is adorned with green spaces, parks, and walking trails, providing a breath of fresh air for nature enthusiasts. Experience the ease of everyday life with nearby shopping centres, entertainment options, and essential services. The location ensures convenient connectivity to major transportation routes, making it easy to access the city centre and neighbouring areas. As Lubbesthorpe continues to grow, ongoing development projects promise a future of enhanced amenities and increased community vibrancy.



THE INSIDE STORY

Situated within a vibrant modern development, this stunning family home offers a perfect blend of contemporary living and comfort. Boasting the reassurance of a 9-year builder's guarantee, this property is a testament to quality and craftsmanship. Upon entry through the welcoming entrance hall, the heart of the home unfolds with a spacious dining kitchen equipped with top-of-the-line integrated appliances and Arctic Marble premium laminate work surfaces, combining style and functionality seamlessly. French doors open from the dining area to the garden, creating a seamless indoor-outdoor flow perfect for entertaining or enjoying a breath of fresh air.

The lounge is bathed in natural light, thanks to its dual aspect windows, offering a bright and airy space for relaxation and family gatherings. A convenient downstairs cloakroom adds to the practicality of the home.

Ascending to the first floor, a well-appointed landing leads to three inviting bedrooms, each designed with comfort and style in mind. The primary bedroom features an en suite shower room, providing a private sanctuary within the home. A stylish family bathroom caters to the needs of the household with modern fixtures and fittings.

Outside, the property continues to impress with a driveway offering convenient parking and an enclosed landscaped garden, providing a tranquil outdoor retreat for all to enjoy. This meticulously designed home is not just a house but a haven for modern family living, promising both style and functionality in a sought-after location. There is a yearly charge for the maintenance of the communal areas of the development and this is currently £220.

