

## FLOOR PLAN

### DIMENSIONS

#### Entrance Hall

#### Lounge Diner

12'09 x 14'04 (3.89m x 4.37m)

#### Kitchen

5'10 x 10'05 (1.78m x 3.18m)

#### Bedroom One

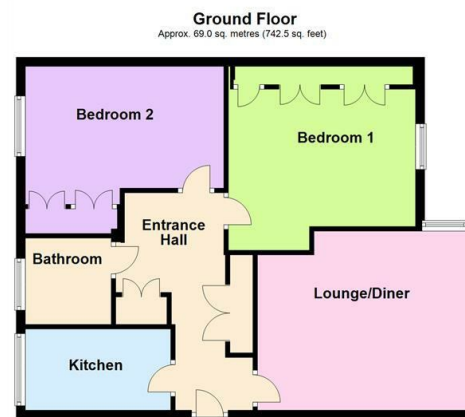
11'07 x 11'04 (3.53m x 3.45m)

#### Bedroom Two

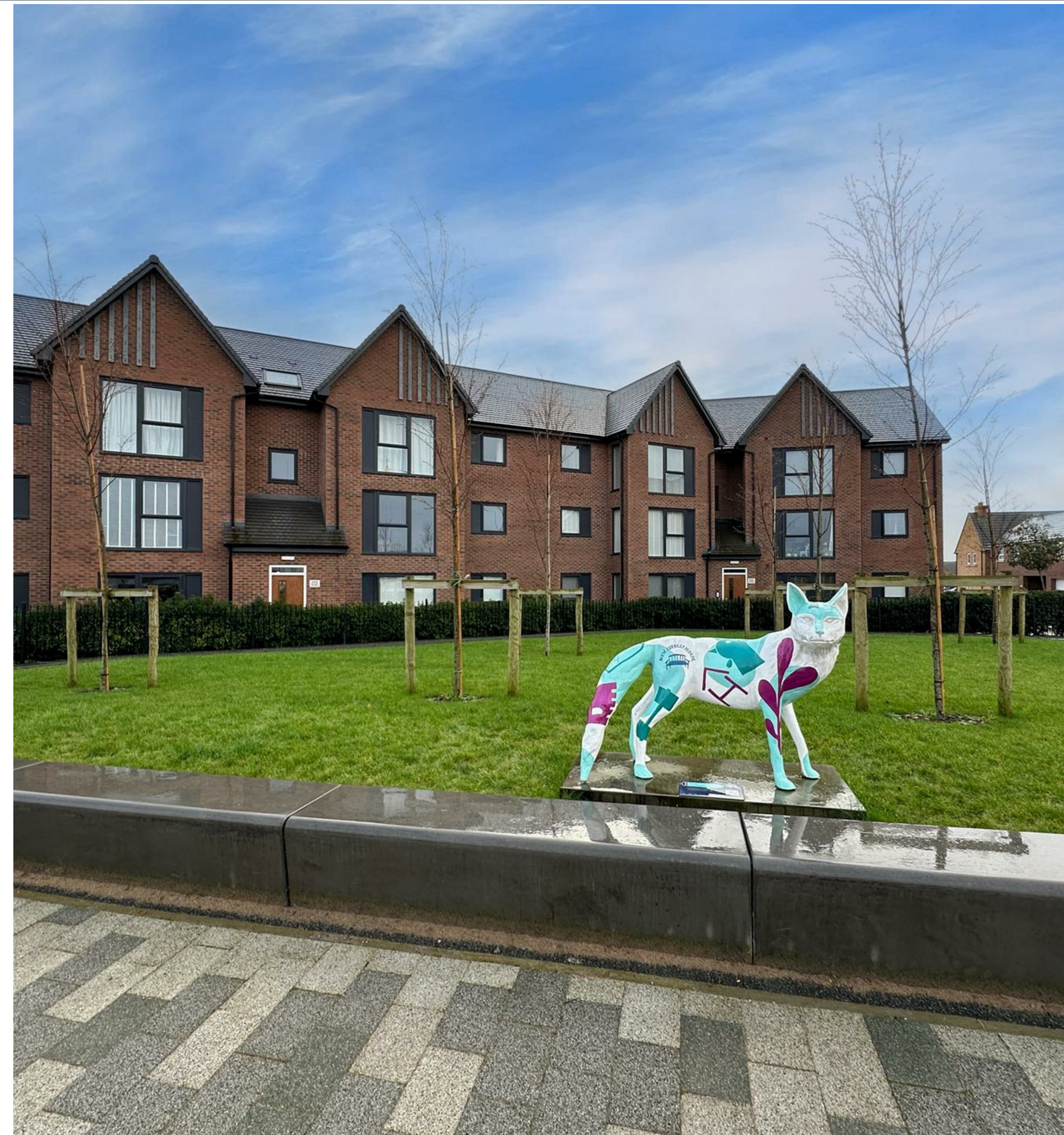
11'07 x 10'08 (3.53m x 3.25m)

#### Bathroom

6'06 x 6'02 (1.98m x 1.88m)



Total area: approx. 69.0 sq. metres (742.5 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/](http://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.

76 Tay Road, Lubbethorpe, Leicestershire, LE19 4BF

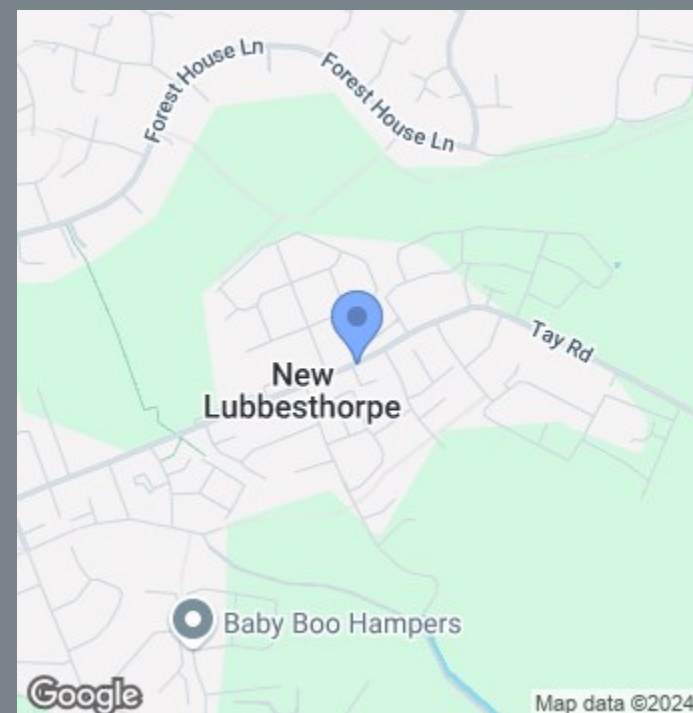
£190,000

## OVERVIEW

- Stunning Ground Floor Apartment
- No Onward Chain
- Beautiful Location
- Entrance Hall
- Lounge Diner
- Modern Fitted Kitchen
- Two Bedrooms & Bathroom
- Two Allocated Parking Spaces
- Leasehold & Council Tax - B
- EER Rating - 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

Step into luxury living with this stunning ground floor apartment, perfectly situated in a secure and contemporary development. A haven of comfort and style, this residence offers a lifestyle that combines sophistication with practicality. Seize the opportunity for a seamless transition into your new home with the added benefit of no onward chain. As you enter, a spacious entrance hall welcomes you, adorned with storage cupboards to neatly organise your belongings, setting the tone for an organised and clutter-free living space. The heart of this home is the lounge diner, illuminated by dual-aspect floor-to-ceiling windows that flood the space with natural light. Enjoy a sense of openness and connectivity with the outdoors, creating an inviting ambiance for relaxation and entertaining. The well-appointed kitchen boasts contemporary elegance and functionality. Fitted with integrated appliances to include a fridge freezer, dishwasher, oven, and hob, it's a culinary haven for both aspiring chefs and everyday cooking enthusiasts. Two generously sized bedrooms await, each featuring fitted wardrobes that combine style and functionality. Ample storage space ensures a clutter-free environment, allowing you to maintain the sleek aesthetic of your personal sanctuary. Indulge in relaxation within the stylish bathroom, offering a serene escape from the hustle and bustle of daily life. Modern fixtures and fittings complete the space, creating a spa-like atmosphere. There are two allocated parking spaces too. Don't miss the chance to call this contemporary haven your own. Schedule a viewing today and experience the epitome of modern living in this exceptional ground floor apartment.

