

FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge  
21'4 x 11'5 (6.50m x 3.48m)

Dining Kitchen  
9'11 x 14'10 (3.02m x 4.52m)

Dining Room  
14'10 x 9'11 (4.52m x 3.02m)

Downstairs Cloakroom

Landing

Bedroom One  
13'7 x 12'6 (4.14m x 3.81m)

En Suite

Bedroom Two  
12'2 x 11'4 (3.71m x 3.45m)

Bedroom Three  
14'10 x 12'2 (4.52m x 3.71m)

Bedroom Four  
8'10 x 8'2 (2.69m x 2.49m)

Bathroom





# OVERVIEW

- Stunning & Spacious Detached Family Home
- Wonderful Plot In Fabulous Location
- Lounge & Dining Room
- Beautiful Dining Kitchen
- Downstairs Cloakroom
- Four Bedrooms & Family Bathroom
- En Suite To Primary
- Driveway & Garage
- Landscaped Rear Garden
- EER - B, Freehold, Tax Band - E

## LOCATION LOCATION....

The highly sought after area of New Lubbesthorpe lies approximately five miles from Leicester City Centre. With a range of facilities that are continuing to grow there is a brand new state of the art Primary School. Day to day shopping and leisure facilities are available within the wider neighbouring areas including Fosse Park and the Meridian. For commuters there are excellent links to both the M1 & M69. A great place to live and become part of this thriving community.



## THE INSIDE STORY

Set within a desirable & contemporary residential development, this immaculately presented four-bedroom detached family home offers spacious, thoughtfully designed living spaces & stylish finishes throughout—perfectly suited to modern family life. Upon entering the welcoming entrance hall, the sense of space & natural light is immediately apparent. The generously proportioned lounge enjoys a bright front-facing window & elegant French doors that open directly onto the rear garden, creating a perfect balance of relaxation & indoor-outdoor living. A separate formal dining room offers a refined space for entertaining guests or enjoying family meals. The heart of the home is the exceptional dining kitchen, beautifully fitted with sleek modern units, a central island ideal for casual dining or food preparation, an eye-level double oven, and a six-ring gas hob—making it a dream for home cooks & entertainers alike. Further French doors from the kitchen extend the living space out to the garden, enhancing the home's social & practical appeal. A downstairs cloakroom and under-stair storage add to the property's convenience. Upstairs, a spacious landing leads to four generously sized bedrooms. The primary bedroom is a true retreat, benefiting from a stylish en suite shower room. Bedroom three stands out with its charming dual-aspect windows, filling the room with natural light. The remaining bedrooms are equally well-proportioned & are served by a contemporary family bathroom with modern fixtures & fittings. Externally, the property features a private driveway leading to an detached garage, offering both secure parking & additional storage. The rear garden has been beautifully landscaped to create a tranquil outdoor haven, complete with two separate patio areas, ideal for al fresco dining or summer gatherings, as well as a raised decked area, perfect for relaxing in the sun or enjoying a morning coffee.

