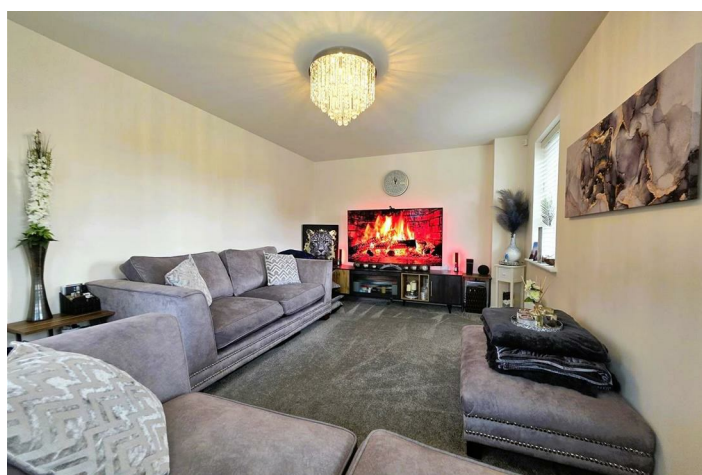


FREEHOLD



House - Detached (EPC Rating: B)

Dionard Drive, New Lubbethorpe, Leicester,  
LE19 4DD

PRICE:

£390,000



# 4 Bedroom House - Detached located in Leicester

**\*\*\* FOUR BEDROOMS - GARAGE - THREE STOREY - READY TO MOVE INTO \*\*\***

Seths are please to offer to the market this modern four-bedroom, three-storey detached home provides spacious and versatile family living in New Lubbethorpe.

The ground floor features a welcoming entrance hall with marble tiled flooring, a generous lounge with dual-aspect windows, a separate dining room, a sleek fitted kitchen and a downstairs WC.

The first floor offers two large double bedrooms, including a principal bedroom with en-suite, a stylish family bathroom, and a bright landing with additional storage. The top floor hosts two further double bedrooms, with bedroom two benefiting from its own shower room.

Externally, the home benefits from a driveway for two cars and a garage, with side access to a landscaped rear garden featuring artificial lawn, patio and gravel borders.

A fantastic opportunity to acquire a spacious and ready-to-move-in family home in a well-connected residential setting.

Early viewing is recommended.

## GROUND FLOOR

Marble tiled flooring, with access via a composite front door. The hallway grants access to the lounge, dining room, downstairs WC, and stairs to the first floor.

## ENTRANCE HALL

Marble tiled flooring, with access via a composite front door. The hallway grants access to the lounge, dining room, downstairs WC, and stairs to the first floor.

## W/C

Finished with marble tiled flooring, partially tiled walls, a radiator, wash hand basin, and toilet.

## LOUNGE

16'2" x 10'5"

Spacious and bright, featuring carpeted flooring, two double glazed windows to the front, and two additional double glazed windows to the side, flooding the room with natural light. Includes two radiators.

## DINING ROOM

9'8" x 7'0"

Luxuriously finished with marble tile flooring, radiator, and two front-facing double glazed windows. UPVC double glazed French doors provide direct access to the rear garden. Open-plan access into the kitchen.

## KITCHEN

9'8" x 7'0"

Marble tiled flooring, base and high-level units, integrated four-ring gas hob, oven and extractor, and stainless steel sink. Features a double glazed window

overlooking the side garden and a composite rear door for garden access. A storage cupboard is conveniently located under the stairs.

## FIRST FLOOR

## LANDING

Fully carpeted, featuring a double glazed window facing the front aspect and another overlooking the driveway to the side. Offers access to all rooms on the first floor and the second-floor staircase, with a storage cupboard and radiator.

## BEDROOM ONE

10'9" x 10'2"

Carpeted double bedroom with two front-facing double glazed windows and a side-facing window, offering dual-aspect light. Includes radiator and access to ensuite.

## EN SUITE

Lino flooring, partially tiled walls, double glazed window to the side, toilet, wash hand basin, and a stand-up shower cubicle with mixer function.

## BEDROOM FOUR

12'1" x 10'5"

A spacious double room with carpeted flooring, two front-facing windows, a side-facing double glazed window, and radiator.

## FAMILY BATHROOM

Finished with lino flooring, partially tiled walls, double



glazed window to the side, polyvinyl bathtub, toilet, and wash hand basin.

## SECOND FLOOR

### LANDING

Carpeted throughout with a double glazed window facing the front, allowing access to all second-floor rooms.

### BEDROOM TWO

11'5" x 10'0"

Carpeted with radiator, skylight, and double glazed side window. Provides private access to the second shower room.

### BEDROOM THREE

11'9" x 10'2"

Carpeted flooring, radiator, skylight, and double glazed window to the side aspect.

### SHOWER ROOM

### OUTSIDE

To the front, the property is secluded by stylish metal gates and features a slabbed front garden, with access

via a composite front door. There is a private driveway and an up-and-over garage door, offering secure off-street parking. A wooden side gate provides access to the rear.

The rear garden is a slabbed and gravel-accented outdoor space complemented by a central grass lawn, all enclosed by a brick-built perimeter, creating a private and low-maintenance retreat.

## GARAGE

## FREEHOLD

## COUNCIL TAX BAND - E

## ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: B

Council Tax Band: E( Blaby)

Council Tax Rate: £2,834.68

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Superfast Fibre Broadband

Land Trust Charge Estimated : £250 per year.





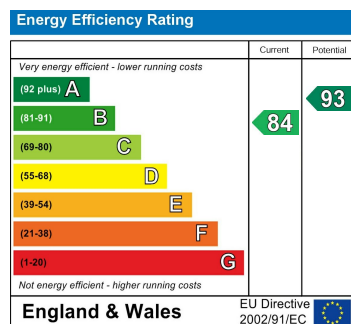


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
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Council Tax Band

**E**

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.