



House - Semi-Detached (EPC Rating: B)

22 DIONARD DRIVE, NEW LUBBESTHORPE,
LEICESTER, LEICESTERSHIRE, LE19 4DD

PCM

£1,395 PCM



3 Bedroom House - Semi-Detached located in Leicester

****No Deposit Option Available****

Seths are proud to present this stunning three bedroom family home, located on Dionard Drive in the ever-growing and highly sought-after New Lubbethorpe community. Built in May 2023, this modern property offers a perfect blend of style, comfort, and convenience, making it ideal for family living.

Known as the “Morpeth,” the home welcomes you with a bright hallway leading into a spacious lounge, perfect for relaxing or entertaining. Also on the ground floor is a cloakroom with a wash basin and W.C, along with an impressive open-plan kitchen and dining area. The kitchen is fitted with sleek wall and base units, quality worktops, and a full range of integrated appliances including a fridge freezer, dishwasher, and washer/dryer. A handy storage cupboard completes the space, keeping everyday living practical and clutter-free.

Upstairs, the master bedroom enjoys its own en-suite with shower, wash basin, and W.C, while two further well-sized bedrooms are served by a modern family bathroom complete with bath, wash basin, and W.C.

To the rear, a private garden offers a lovely outdoor retreat, while to the front you’ll find a driveway, garage, and parking space. The property further benefits from gas central heating and double glazing, ensuring comfort all year round.

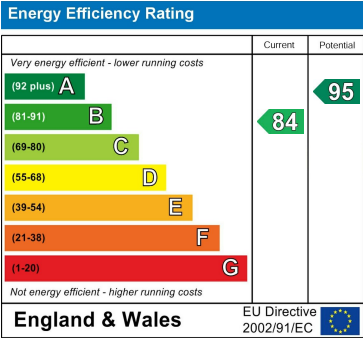
This is a fantastic opportunity to secure a nearly-new home in a thriving location, ready to move into and enjoy.



Council Tax Band

C

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.

