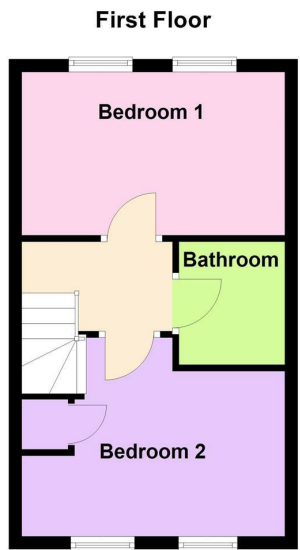
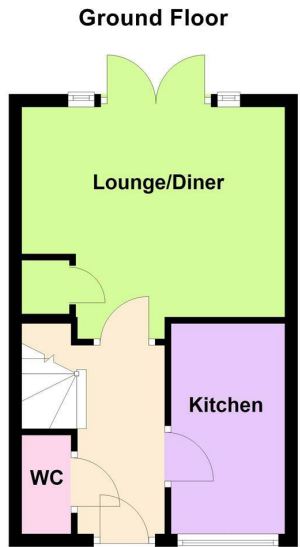


FLOOR PLAN

- DIMENSIONS**
- Hallway
- Kitchen**
10'1 x 5'10 (3.07m x 1.78m)
- Lounge Diner**
13'2 x 13'1 (4.01m x 3.99m)
- Downstairs WC
- Landing
- Bedroom One**
8' x 13'1 (2.44m x 3.99m)
- Bedroom Two**
9'10 x 13'1 (3.00m x 3.99m)
- Bathroom**



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.
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.

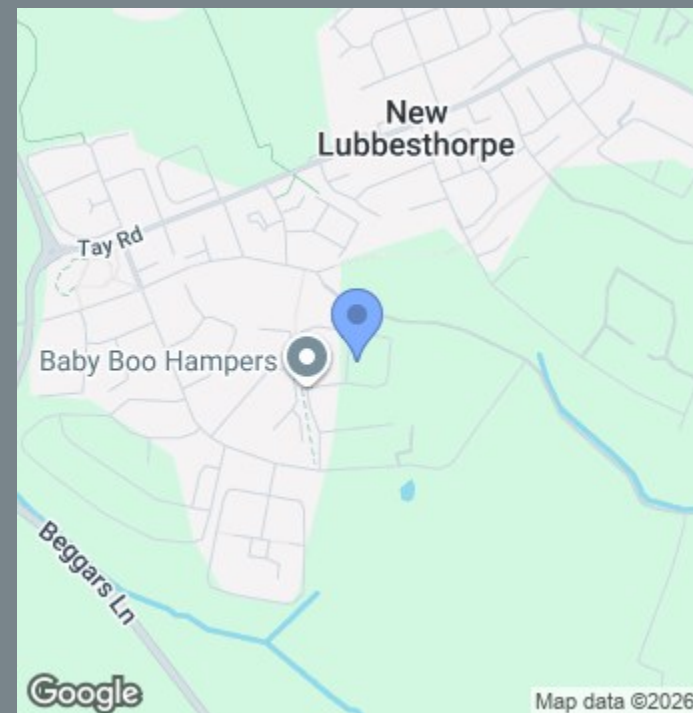
6 Polly Drive, Lubbethorpe, Leicester, LE19 4EA
£250,000

OVERVIEW

- Beautiful Home
- Fabulous Location On Modern Development
- Hallway & Downstairs Cloakroom
- Fitted Kitchen
- Lounge Diner
- Two Double Bedrooms & Bathroom
- Driveway & Lovely Rear Garden
- Viewing Is Essential
- EER Rating - B, Freehold
- Council Tax Band - B

LOCATION LOCATION....

Polly Drive is located within the exciting and highly sought-after New Lubbethorpe development, a modern community designed with green space, family living and connectivity at its heart. The area offers a growing range of local amenities including shops, cafés, playgrounds and everyday conveniences, with further retail and leisure facilities just a short distance away at Fosse Park and Meridian Leisure Park. Families are particularly well catered for, with new and well-regarded schooling options within the development and nearby surrounding areas. Residents enjoy beautifully maintained parks, nature areas, walking and cycling routes woven throughout the development, creating a welcoming outdoor lifestyle and strong sense of community. Polly Drive is exceptionally well positioned for commuters, offering easy access to the M1, M69, A47 and A563, alongside regular transport links into Leicester city centre and surrounding towns. Combining contemporary living with excellent infrastructure and community-focused design, New Lubbethorpe has quickly become one of the area's most desirable modern developments.



THE INSIDE STORY

Situated on the highly regarded New Lubbethorpe development and built in 2021, this stunning semi-detached home offers stylish & modern accommodation throughout, perfectly suited to first-time buyers, professionals, or those looking to downsize without compromising on quality. Upon entering, you are welcomed into a bright entrance hallway that leads through to the main living areas. The kitchen is beautifully presented with a contemporary feel, offering a practical & attractive space for day-to-day cooking and dining. To the rear, the spacious lounge diner truly forms the heart of the home, providing a fantastic open living environment ideal for relaxing, entertaining, or family meals. With ample room for both seating & dining, this versatile space is perfect for modern living, while doors opening directly onto the garden allow natural light to flood through and create a seamless connection between indoor & outdoor living. A downstairs cloakroom adds further convenience to the ground floor accommodation. Upstairs, the landing leads to two generously sized double bedrooms, both offering flexible accommodation depending on your needs, whether as comfortable sleeping spaces, a guest room, dressing room, or home office. The bathroom is stylishly finished with a modern suite, providing a fresh & contemporary space to unwind. Externally, the property continues to impress with a driveway providing off-road parking. The beautiful rear garden has been thoughtfully designed for both enjoyment & ease of maintenance, featuring a lawn, patio area ideal for outdoor dining, & a further stoned seating area at the bottom of the garden—perfect for relaxing in the warmer months or entertaining guests. A beautifully presented modern home in a sought-after location—early viewing is highly recommended.

