



Connells

Plot 3 Abbey Wharf
Lockington Row Leicester

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for sale
£385,000



Property Description

Abbey Wharf

****Premium City Living, Peacefully Place****

Welcome to Abbey Wharf, a unique development of just ten beautifully designed three-bedroom homes. These properties offer the perfect blend of style, space, and sustainability, with energy-efficient features that support a greener lifestyle and help reduce household bills. Whether you're a young professional, a growing family, or looking to downsize, Abbey Wharf delivers modern living in a tranquil yet well-connected setting.

The Lime - Spacious, Stylish, and Sustainably Built

Spread across 2 and a half thoughtfully designed floors, The Lime is a contemporary three-bedroom home offering generous living space and modern comfort. The ground floor features a bright kitchen and dining area that spans the full width of the property, complemented by a separate living room and a convenient downstairs WC. On the first floor, two well-proportioned bedrooms are served by a sleek family bathroom, providing flexibility for families, guests, or home working. The top floor is dedicated to the principal bedroom suite, complete with a private en-suite and ample space for relaxation. Built with energy-saving features and high-quality finishes throughout, The Lime combines smart design with sustainable living in a superb location just moments from Leicester city centre.

Room Measurements

- 1 Kitchen / Dining 5085mm x 3010mm 16'6" x 9'8"
- 2 WC 1900mm x 1450mm 6'2" x 4'7"
- 3 Living Room 3980mm x 3870mm 13'0" x 12'6"
- 4 Bedroom 2 5085mm x 3010mm 16'6" x 9'8"
- 5 Bathroom 1900mm x 2150mm 6'2" x 7'0"
- 6 Bedroom 3 2795mm x 3870mm 9'1" x 12'6"
- 7 Bedroom 1 2600mm x 5205mm 8'5" x 17'0"
- 8 En-Suite 1900mm x 2345mm 6'2" x 7'6"

Location

Where Riverside Calm Meets City Energy

Set beside the expansive grounds of Abbey Park, Abbey Wharf enjoys a peaceful riverside atmosphere with views of the historic Leicester Abbey ruins. Despite its serene setting, the development is just a short walk from Leicester's vibrant city centre and the Golden Mile shopping district. Residents benefit from a wide range of local amenities including shops, restaurants, bars, excellent schools, and nearby fitness facilities such as the Nuffield Gym and Asda Superstore. With public transport links close by and easy access to the M1, A46, and A47, Abbey Wharf offers seamless connectivity to Nottingham, Peterborough, and beyond.

The Developer

Built by Motion Homes - Backed by Morro Partnerships

Abbey Wharf is brought to you by Motion Homes, part of Morro Partnerships - a trusted name in UK housing for over 35 years. Morro specialises in brownfield regeneration and affordable housing, playing a vital role in addressing the UK's housing needs. Motion Homes combines advanced construction techniques with eco-conscious design, ensuring every home is built to the highest standards. With strong relationships across local suppliers and skilled tradespeople, Morro delivers not just homes, but communities where individuals and families can truly thrive.

Disclaimer

*Reserve before January 31st and the developer will contribute £10,000 towards the cost of moving this can be used in a number of ways and not limited to- a deposit contribution or legal fees or cashback on completion. The agreed incentive will be deducted from the final fees required on completion.

Please note the Internal images and computer generated images are for illustrative purposes only and are not an accurate representation of each property. The floor plans depict a typical layout of this house type. *Kitchen and tile choices are available up to a certain build stage. Please speak to your dedicated sales adviser for exact plot specification details on all the above. All dimensions are + or -50mm and floor plans are not shown to scale.









To view this property please contact Connells on

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EPC Rating:
 Exempt

view this property online connells.co.uk/Property/LTR325251

Tenure: Freehold



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