

### FLOOR PLAN

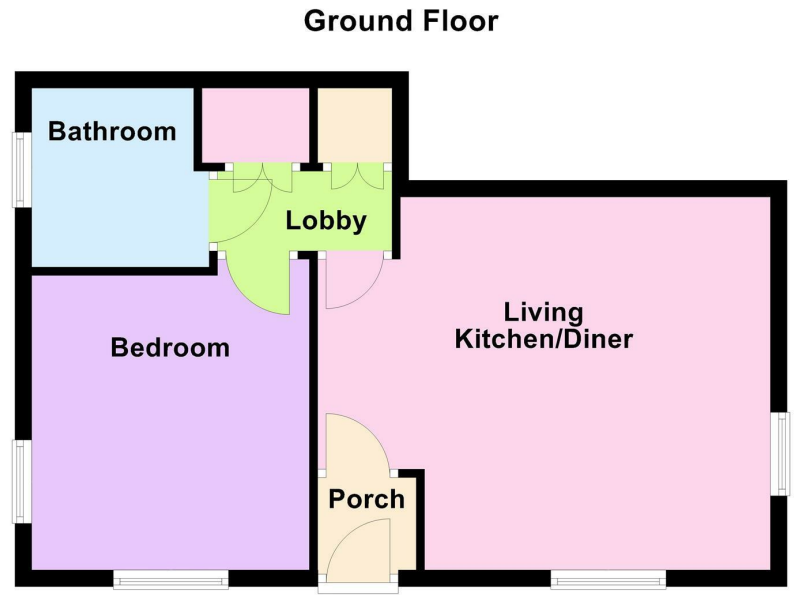
**DIMENSIONS**

**Porch**  
5'45 x 4'32 (1.52m x 1.22m)

**Open Plan Lounge Diner**  
10'16 x 14'52 (3.05m x 4.27m)

**Bedroom One**  
11'4 x 10'79 (3.45m x 3.05m)

**Bathroom**  
7'79 x 7'03 (2.13m x 2.21m)



**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.

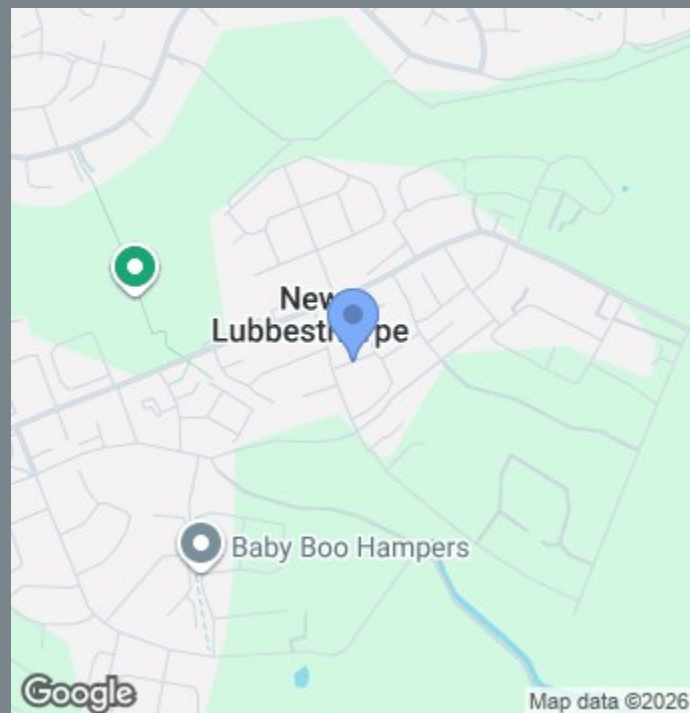
3 Shin Way, Lubbethorpe, LE19 4EJ  
**£170,000**

## OVERVIEW

- Beautiful Ground Floor Apartment
- Popular Modern Development
- Spacious Porch
- Open Plan Lounge, Dining Kitchen
- Bedroom One
- Bathroom
- Driveway
- Viewing Advised
- EER - B, Leasehold
- Council Tax Band - A

## LOCATION LOCATION....

Shin Way is situated within the highly sought-after new development of New Lubbesthorpe, a growing and well-planned community located to the west of Leicester. The area is particularly popular with families and professionals, offering a modern village feel with excellent amenities including a primary school, local shops, parks and community facilities all within easy reach. A standout feature of the development is its abundance of green space, with landscaped parks, play areas, walking and cycling routes, and the nearby Lubbesthorpe Country Park providing open countryside, scenic trails and ideal spaces for outdoor recreation. The location is also perfectly positioned for commuters, with excellent access to the M1, M69 and A47, as well as convenient links into Leicester city centre and Fosse Park. Overall, Shin Way offers contemporary living in a vibrant and expanding community, combining convenience, green surroundings and a strong neighbourhood feel.



## THE INSIDE STORY

Situated within the highly desirable and beautifully designed New Lubbesthorpe development, this fabulous ground floor apartment offers modern living in a vibrant and well-connected community, perfect for first-time buyers, downsizers, or investors alike. The property is accessed via a welcoming porch, providing a useful transition space before entering the main living accommodation. At the heart of the home is the impressive open plan lounge, dining and kitchen area, thoughtfully designed to maximise both space and light. The kitchen is fitted with stylish shaker-style units, complemented by coordinating work surfaces and a range of integrated appliances, creating a sleek yet practical environment. There is ample space for a dining table, making it ideal for both everyday meals and entertaining, while the lounge area offers a comfortable spot to relax and unwind. An inner hallway leads through to the double bedroom, which benefits from dual aspect windows, allowing natural light to flood the space and creating a bright and airy retreat. This room offers plenty of flexibility, whether as a restful bedroom or even incorporating a workspace if required. The bathroom is well-appointed and finished to a modern standard, providing a clean and functional space for daily routines. Externally, the property benefits from a driveway, offering convenient off-road parking—an added bonus in such a popular development. A fantastic opportunity to acquire a stylish and low-maintenance home in a sought-after location—early viewing is highly recommended.

