

FLOOR PLAN

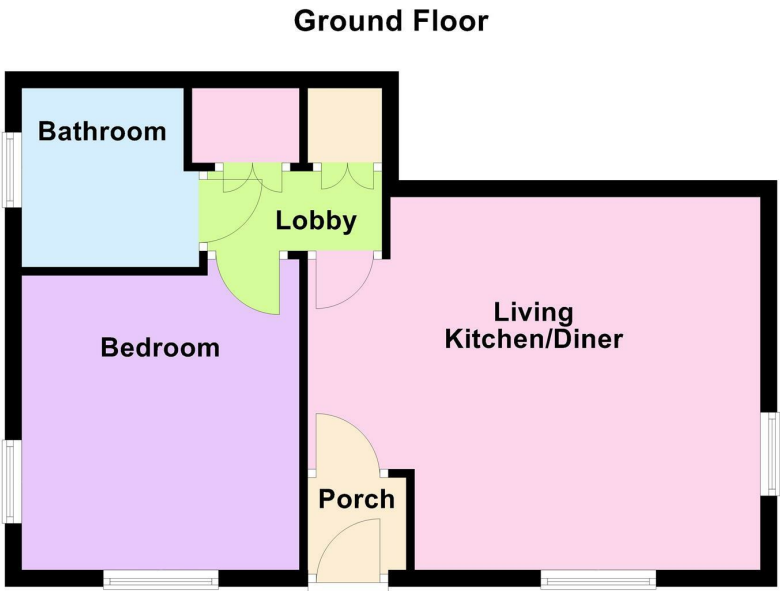
DIMENSIONS

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)

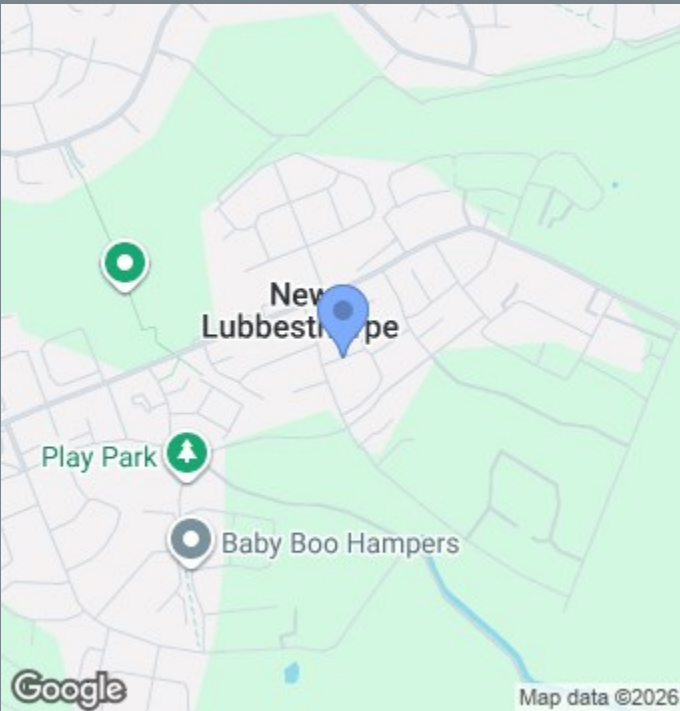


OVERVIEW

- 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.

