

Tay Road

New Lubbesthorpe, Leicester, LE19 4BF

Asking Price: £325,000



Oliver Rayns
ESTATE AGENTS



- Stylish Davidsons Build Over Three Floors
- Newly Installed High Specification Kitchen Diner
- Separate Utility Room With Modern Fittings
- Spacious Living Room With Dual Aspect Windows
- Master Bedroom With Fitted Wardrobes And New Ensuite
- Contemporary Family Bathroom With Quality Finishes
- Landscaped Rear Garden With Patio And Artificial Lawn
- Detached Garage And Driveway

A beautifully presented three storey Davidsons townhouse offering high specification living throughout. The home features a brand-new kitchen diner with utility, spacious living room, three bedrooms including a master with fitted wardrobes and new en-suite, stylish bathrooms, landscaped gardens, a driveway for two vehicles, and a detached garage.

This striking three storey townhouse, built by renowned developers Davidsons, offers beautifully appointed living in the sought after modern development on New Lubbesthorpe. With its impressive proportions, high specification finish, and a host of recent upgrades, it is an ideal family home ready to move straight into.

The ground floor is arranged around a generous open plan kitchen diner, recently refitted with sleek cabinetry, premium worktops, and integrated appliances, creating a contemporary space. French doors open directly onto the landscaped rear garden, while the addition of a separate utility room adds valuable practicality. A guest WC and welcoming hallway complete the ground floor.

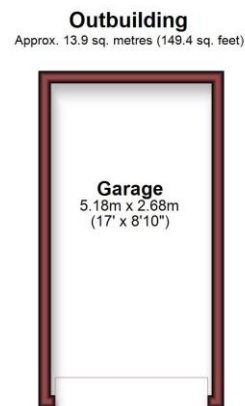
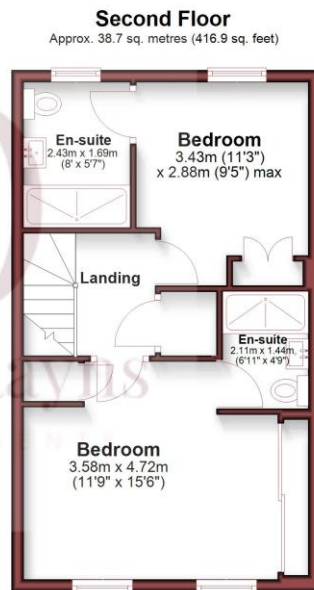
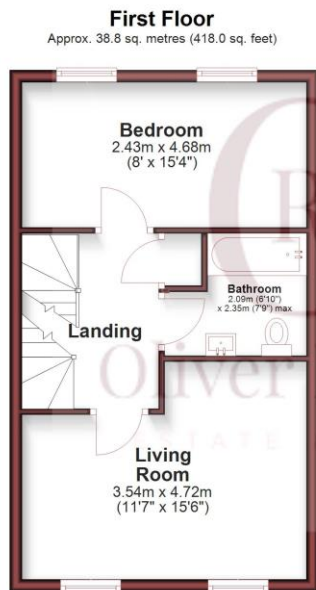
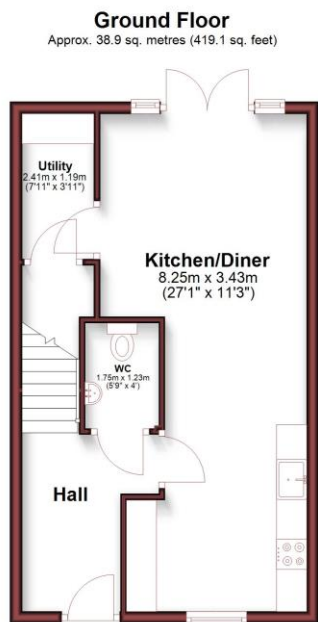
On the first floor, the spacious living room enjoys dual aspect windows, filling the room with natural light and offering a relaxing retreat. Also on this level is a double bedroom and the stylishly three piece family bathroom.

The second floor is dedicated to two further double bedrooms, with the master bedroom featuring fitted wardrobes and a brand new en-suite finished in a sleek contemporary style. The second bedroom also benefits from its own en-suite, both enhanced with modern tiling and high-quality fittings.

Externally, the property enjoys a low-maintenance landscaped garden with patio seating and an artificial lawn, ideal for year-round use. To the front, a driveway provides parking for two vehicles, while a detached garage offers additional secure parking and storage. The home itself presents an attractive frontage within this modern development.







Total area: approx. 130.4 sq. metres (1403.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustration purposes only and should be used as such by any prospective buyer. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. All measurements include garages and outbuildings.

Plan produced using PlanUp.





Oliver Rayns
 106 Queens Road
 Clarendon Park, Leicester, LE2 3FL
 T: 01162 960 940
 E: info@oliverrayns.com
www.oliverrayns.com

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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

