



House - Semi-Detached (EPC Rating: B)

22 DIONARD DRIVE, NEW LUBBESTHORPE,  
LEICESTER, LEICESTERSHIRE, LE19 4DD

PCM

£1,300 PCM

 **SETHS**

 3  2  1  B

# 3 Bedroom House - Semi-Detached located in Leicester

Seths are proud to market this

3 Bedroom New Build Property located on Dionard Drive in the ever-growing New Lubbesthorpe Area.

This beautiful family home, known as the "Morpeth" opens into a Hallway which provides access to the Spacious Lounge. Also on the Ground Floor is a Cloakroom inclusive of Wash Basin and W.C. There is also an Open Plan Kitchen/Dining Area. The Kitchen consists of Fitted Wall and Base Units with Worktops Over, Integrated Fridge Freezer, Dishwasher and Washer/Dryer. There is also a Storage Cupboard in the Kitchen.

On the First Floor are 3 Bedrooms. The Master Bedroom benefits from an En-Suite consisting of a Shower Cubicle, Wash Basin and W.C. There is also a separate Family Bathroom inclusive of a Bath, Wash Basin and W.C.

To the Rear of the Property is a lovely Garden and there is also a Car Parking Space and Garage.

The Property Benefits from Gas Central Heating and Double Glazing.

\*\*\* EARLY VIEWING RECOMMENDED TO AVOID DISAPPOINTMENT

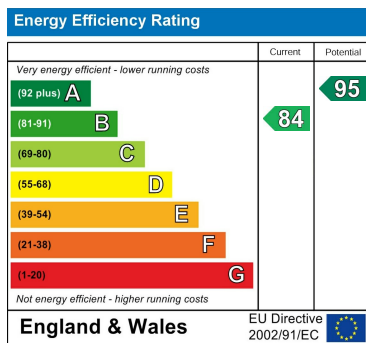




Council Tax Band

C

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

