



Redlands Road, Thorpebury in the  
Limes, Barkby, LE7



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£375,000



### Key Features

- Three double bedrooms perfect for families
- Open Plan Dining Kitchen with French doors to garden
- En-suite & walk in wardrobe to principal bedroom
- Family bathroom with bath and separate shower cubicle
- Hive smart heating system
- Built by reputable builder William Davis Homes
- EPC rating B





MODERN FAMILY HOME! - Still under the NHBC warranty, fall in love with this contemporary 'William Davis' constructed three storey three bedroom semi detached home perfect for first time buyers or families in search of three double bedrooms. The plot allows for off street parking and a single garage to the side with a lawned garden to the rear. Benefiting from HIVE heating and double glazing, the home boasts upgrades from the standard specification including Amtico flooring, floor to ceiling tiling and Quartz surfaces in the kitchen. The accommodation includes an entrance hall, lounge, open plan living kitchen diner and guest WC. On the first floor are two bedrooms and bathroom, and a further staircase rising to the main bedroom with en-suite shower room and walk in wardrobe. An internal inspection is essential to fully appreciate the size and condition of the accommodation on offer.

### Ground Floor

As you step through the front door, you're welcomed into a entrance hall, featuring a staircase rising to the first floor and access to the lounge. Bathed in natural light from a walk-in bay window to the front elevation, the reception room offers a warm and inviting space with carpet flooring and a useful under-stairs storage cupboard. A standout feature of the home and truly the heart of the property is the open-plan living kitchen diner. Designed with both style and practicality in mind, the kitchen is fitted with a contemporary range of wall and base units, complemented by work surfaces and a feature breakfast island. Additional highlights include a 1.5 sink with a flexible mixer tap, a 'Smeg' oven, four-ring gas hob with extractor hood above, and integrated appliances including a fridge freezer, dishwasher, and washing machine. Offering ample space for dining and entertaining, the room flows seamlessly into the garden through French doors. A WC completes the ground floor.

### First & Second Floor

Moving upstairs, you'll find two well proportioned double bedrooms along with a convenient airing cupboard. The main family bathroom is well-appointed with a bathtub, separate shower cubicle, WC, and wash hand basin, perfect for busy family life. Continue up the landing to the top floor, where you'll discover the show-stopping master bedroom. This light and airy space also benefits from its own en suite, complete with a shower cubicle, WC, and wash hand basin, as well as a walk-in wardrobe, adding a luxurious touch to this already standout room.

### Outside

To the front of the property, a pathway leads to the entrance, bordered by well-kept shrubs and bushes. To the side, a tarmac driveway provides off-road parking for two vehicles and leads to a garage, complete with an up-and-over door, electric sockets, and lighting. A wooden gate gives access to the enclosed mainly laid to lawn rear garden, bordered by wooden fencing and also features a patio area just off the kitchen - ideal for al fresco dining.

### Location

Enjoy the Best of Both Worlds at Thorpebury in the Limes  
Perfectly positioned just a 20-minute drive from Leicester city centre and with easy access to the motorway, Thorpebury in the Limes offers the charm of peaceful village living without compromising on connectivity to vibrant urban life. An array of amenities are within close proximity, from shopping centres, salons, pubs, and a farm shop, to essential amenities such as a pharmacy, GP surgeries, and a choice of local schooling. Whether you're a couple, a growing family, or looking to downsize to a quieter setting, Thorpebury in the Limes has something for everyone.

### Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood - Tax Band C. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.





### Viewing Arrangements

Viewings are strictly by appointment only.

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### Agents Note

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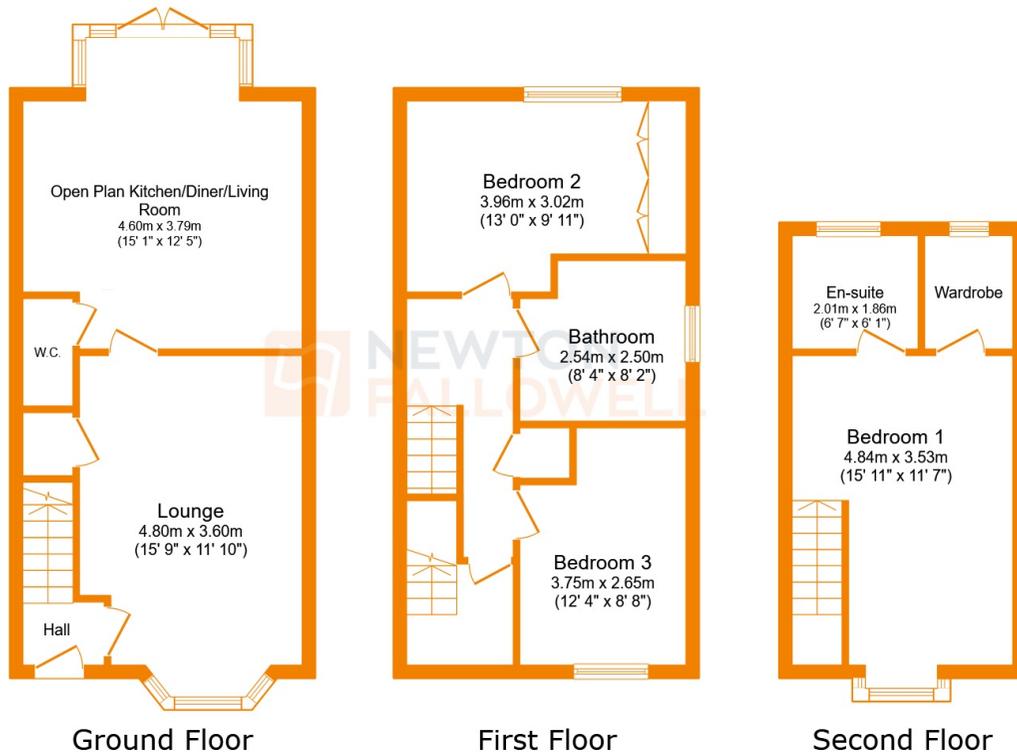
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### Free Property Valuations

If you have a house to sell then we would love to provide you with a free no obligation valuation.







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