



## **6 Redlands Road, Barkby Thorpe, Leicester, LE7 3QP**

**Guide Price: £310,000 to £320,000**



- Freehold
- Three Storey Splendour
- Integrated Fitted Kitchen / Diner
- Downstairs WC
- Spacious Living Room
- Three Double Bedrooms
- Family Bathroom & En-Suite
- Rear Gardens & Patio
- Tandem Driveway & Guest Parking
- Electric Charging Point

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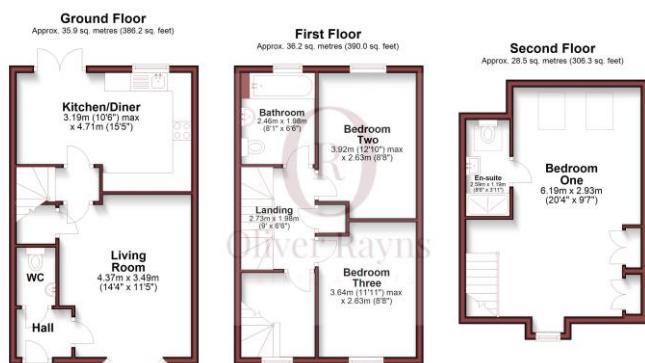
Within an up-and-coming development and a thriving community in rural Thorpebury, this attractive semi-detached family property has family living arranged over three floors.



Built just two years ago and within eight years remaining on the NHBC guarantee, this immaculate home offers ample living space with an impressive kitchen/dining room at the rear, three double bedrooms with an en suite on the third floor, off-street parking with an electric charging point, and a well-proportioned rear garden.

As you approach the property, you are greeted by its elegance. A paved pathway with the front garden to the right guides you to the front door with a canopy porch. Stepping into the entrance hall, the downstairs cloakroom is ahead of you, which comprises a low-level WC and a pedestal wash hand basin with a tiled splashback. On the right is the charming living room with a bay window that overlooks the front, allowing plenty of light to flow into the room, and access to a large understairs cupboard.

An inner hall provides access to the stairs, which take you up to the first floor, and beyond is the superb kitchen/dining room with a wood floor and double doors



Total area: approx. 100.6 sq. metres (1082.5 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 PlanItUp.

#### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	85	95
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	