

**Oliver Rayns - Oliver Rayns**  
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## **50 Redlands Road, Barkby Thorpe, Leicester, LE7 3QP**

**Asking Price: £399,000**



- Freehold
- Delightful Detached Property
- Beautiful Spacious Living Room
- Integrated Fitted Kitchen Diner
- Utility Area & Downstairs WC
- Four Family Bedrooms
- Guest Bathroom & En-suite Shower Room
- Front & Rear Gardens
- Driveway & Garage
- No Upward Chain

Located in the desirable and growing development of The Limes, this immaculate David Wilson-built detached family home offers spacious, flexible living across two floors. Just two years old, and with 8 years remaining on the NHBC guarantee, this property provides everything a growing family could need.

Inside, you'll find a large and inviting kitchen/dining room at the rear, four well-proportioned bedrooms, and two stylish bathrooms, including an en-suite to the master. The home also benefits from a single garage, tandem driveway with off-street parking, and an immaculately landscaped rear garden.

Upon approach, the property greets you with elegance, with a paved pathway leading you to the front door and a front garden to your right. Entering through the welcoming hallway, you'll find a convenient downstairs cloakroom featuring a WC and wash hand basin. To the left, the charming living room is bathed in natural light from a large picture window overlooking the front of the property.

Towards the rear, the open-plan kitchen/dining room features a beautiful wood floor, with double doors leading to the patio and garden beyond. The kitchen is fully fitted with modern wall, base, and drawer units, complemented by composite work surfaces and integrated appliances, including a double oven, induction hob with extractor, dishwasher, and



**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.

Oliver Rayns Limited Registered Office Address: 106 Queens Road, Clarendon Park, Leicester LE2 3FL.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>94</b>
(81-91)	<b>B</b>	<b>84</b>	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	