

FREEHOLD



House - Detached (EPC Rating: B)

Redlands Road, Thorpebury In The Limes,  
Leicester, LE7 3QP

PRICE :

£499,950

 SETHS

 4  2  2  B

# 4 Bedroom House - Detached located in Leicester

\*\*\* DETACHED - FOUR BEDROOMS - DRIVEWAY - GARAGE - IDEAL FAMILY HOME \*\*\*

Seths are delighted to present this beautifully presented Four Bedroom Detached Home, located on Redlands Road within the newly developed and highly sought-after Thorpebury in the Limes. Built only two years ago, the property still benefits from 8 years remaining on its NHBC warranty, offering buyers complete peace of mind.

This modern family home is finished to a high standard throughout and is ready to move straight into. The welcoming entrance hall leads to a bright bay-fronted lounge with an integrated media wall and LED lighting, and a stunning open-plan kitchen diner featuring quartz worktops, central island, integrated appliances (oven, grill, hob with extractor, dishwasher) and space for a double fridge. French doors open onto the landscaped rear garden, perfect for family living and entertaining. A separate utility room with further storage and appliance space, plus a ground floor W.C, add further convenience.

Upstairs, the property offers four generous bedrooms, with the principal bedroom benefitting from inbuilt storage and a modern ensuite shower room. A stylish family bathroom serves the remaining bedrooms.

Externally, the home features a fully landscaped rear garden with lawn, patio, gazebo, and outdoor lighting. To the front, a driveway provides off-road parking for two vehicles, alongside an electric vehicle charging point and detached garage with up-and-over door.

Additional benefits include gas central heating controlled via a Hive smart thermostat, double glazing throughout, and a boarded loft with ladder access.

Located in this thriving new community, the property is within walking distance of open green spaces, with future amenities planned. Excellent transport links are also close by.

Contact Seths to arrange a viewing today - 0116 266 9977

## GROUND FLOOR

### ENTRANCE HALL

12'5" x 8'5"

Finished with LVT flooring, stairs leading to the first floor, and access via a composite door. A double glazed window faces the front aspect. Provides access to the downstairs WC, kitchen/diner, lounge, and storage cupboard. A feature panel wall with integrated LED lighting is located under the stairs.

### W/C

LVT flooring, radiator, wash hand basin, and toilet. Double glazed window to the front aspect. Includes a storage cupboard housing the consumer unit.

### LOUNGE

16'11" x 11'1"

Carpeted flooring, radiator, and a double glazed bay window facing the front aspect. Features an integrated media wall with LED lighting.

### KITCHEN AND DINER

23'11" x 12'7"

Finished with LVT flooring and accessible from the entrance hall. Includes radiator, base-level and eye-level units, integrated oven and grill, integrated hob with extractor over, integrated dishwasher, stainless

steel sink, and space for a double fridge. Dining area features additional base-level units, island finished in quartz, and accent lighting under eye-level units. Double glazed window to the rear aspect and UPVC doors opening into the garden.

### UTILITY ROOM

6'11" x 5'1"

LVT flooring, radiator, base-level unit with quartz worktop, and matching eye-level units. Integrated washing machine and plumbing/space for dryer. Composite door providing side access to the driveway. Gas-powered combination boiler housed within an eye-level unit.

## FIRST FLOOR

### LANDING

12'4" x 3'6"

Access to all rooms on the first floor, with radiator and storage cupboard. Loft access (boarded with pull-down ladder).

### BEDROOM ONE

13'5" x 13'3"

Carpeted flooring, radiator, inbuilt storage cupboard, double glazed window facing the rear aspect, and access to ensuite.



#### EN SUITE

LVT flooring, standing radiator, wash hand basin, toilet, and shower cubicle with mixer function. Double glazed window to side aspect.

#### BEDROOM TWO

11'3" x 9'11"

Carpeted flooring, radiator, and double glazed window facing the front aspect.

#### BEDROOM THREE

13'5" x 10'4"

Carpeted flooring, radiator, inbuilt storage cupboard, and double glazed window facing the rear aspect.

#### BEDROOM FOUR

9'11" x 8'10"

Carpeted flooring, radiator, inbuilt storage cupboard, and double glazed window facing the front aspect. Additional storage cupboard over the stairs.

#### BATHROOM

7'9" x 6'3"

LVT flooring, standing radiator, toilet, wash hand basin, partially tiled walls, and polyvinyl bathtub with mixer shower function.

#### OUTSIDE

To the front, the property features a tarmac driveway with parking for two vehicles, an electric car charging point, and a metal up-and-over door leading to the garage.

The rear garden has been fully landscaped to include a slabbed patio, lawn, gazebo, outdoor lighting, and additional plug points. The property frontage is enclosed by a metal gate and boundary fencing.

#### GARAGE

accessed via metal up and over door, ample amount of electric points and equipped with lighting.

#### FREEHOLD

#### COUNCIL TAX BAND - E

#### ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: B

Council Tax Band: E

Council Tax Rate: £2,829.05

Mains Gas: Yes



Mains Electricity: Yes  
Mains Water: Yes  
Mains Drainage: Yes  
Broadband availability: Full Fibre Broadband





GROUND FLOOR

1ST FLOOR

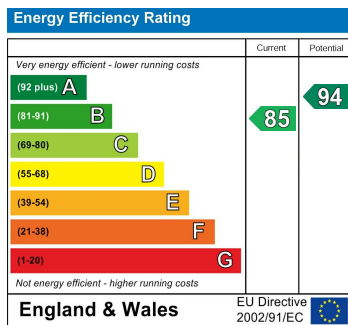


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Council Tax Band

**E**

Energy Performance Graph



Call us on

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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.