



Plot 434 Thorpebury In The Limes, Cottage Leys, Barkby Thorpe
£475,000



Plot 434 Thorpebury In The Limes, Cottage Leys

Barkby Thorpe, Leicestershire

Council Tax band: TBD

Tenure: Freehold

- Brand New Property
- Spacious And Flexible Living
- Four Good Sized Bedrooms
- En suite And Family Bathroom
- Sought After Village Location
- Excellent Access And Travel Routes
- Driveway And Garage
- Energy Efficient - Lower Bills



THROPEBURY IN THE LIMES

With easy access to the motorway and Leicester city centre only a 20-minute drive away, Thorpebury in the Limes offers the peaceful lifestyle of village living with the hustle and bustle of vibrant cities nearby. With all the amenities on your doorstep – from shopping centres, salons and pubs to a farm shop, pharmacy, GPs and an excellent selection of schools – Thorpebury in the Limes has everything your family could ever need. Whether you're a couple, growing family or looking to downsize to a more peaceful location, there is something for everyone at Thorpebury.

PART EXCHANGE AND ASSISTED MOVE

Part exchange and Assisted move offers will be considered. A part exchange is on the basis that the value of the home you are selling does not exceed 70% of the value of the home you are wishing to purchase. Please call us to arrange a valuation of your home should you wish to consider either option.

ANNUAL SERVICE CHARGE

An annual service charge is payable for the maintenance of open green spaces. The yearly cost is approximately £335.41 per property.

PHOTOGRAPHY

Where possible we use images of the plot for sale however on some occasions this is not possible and images may be of a similar plot or house type. The images for this home are of the actual property for sale.

CANOPY PORCH

With outside light point and access to:

ENTRANCE HALL

12' 8" x 7' 3" (3.87m x 2.20m)

With stairs to the first floor and useful under-stairs storage, ceiling lighting, radiator and composite door with Upvc side screens to the front elevation.

GROUND FLOOR WC

7' 6" x 3' 8" (2.28m x 1.12m)





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FRONT GARDEN

The property is set on a shared driveway with the driveway and garage situated to the right side of the house and access to the rear garden thereof.

REAR GARDEN

Turfed with paved space, fencing to the boundaries and gated access to the driveway and garage.

GARAGE

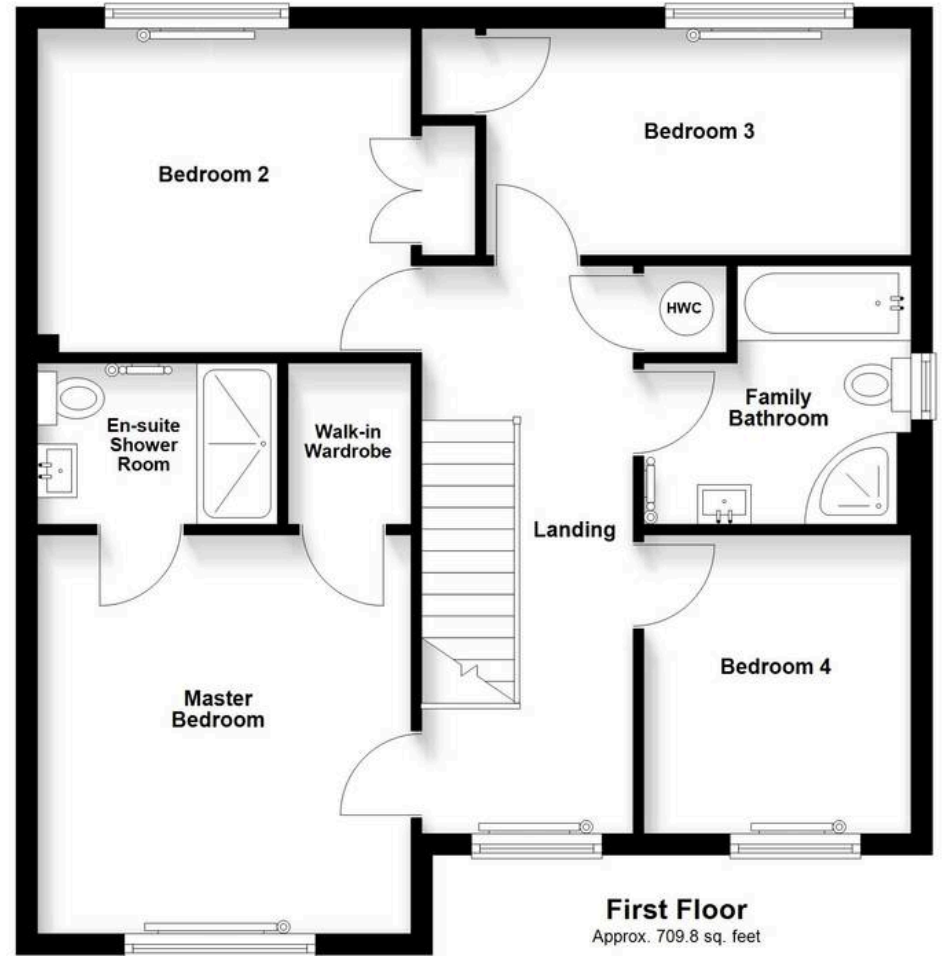
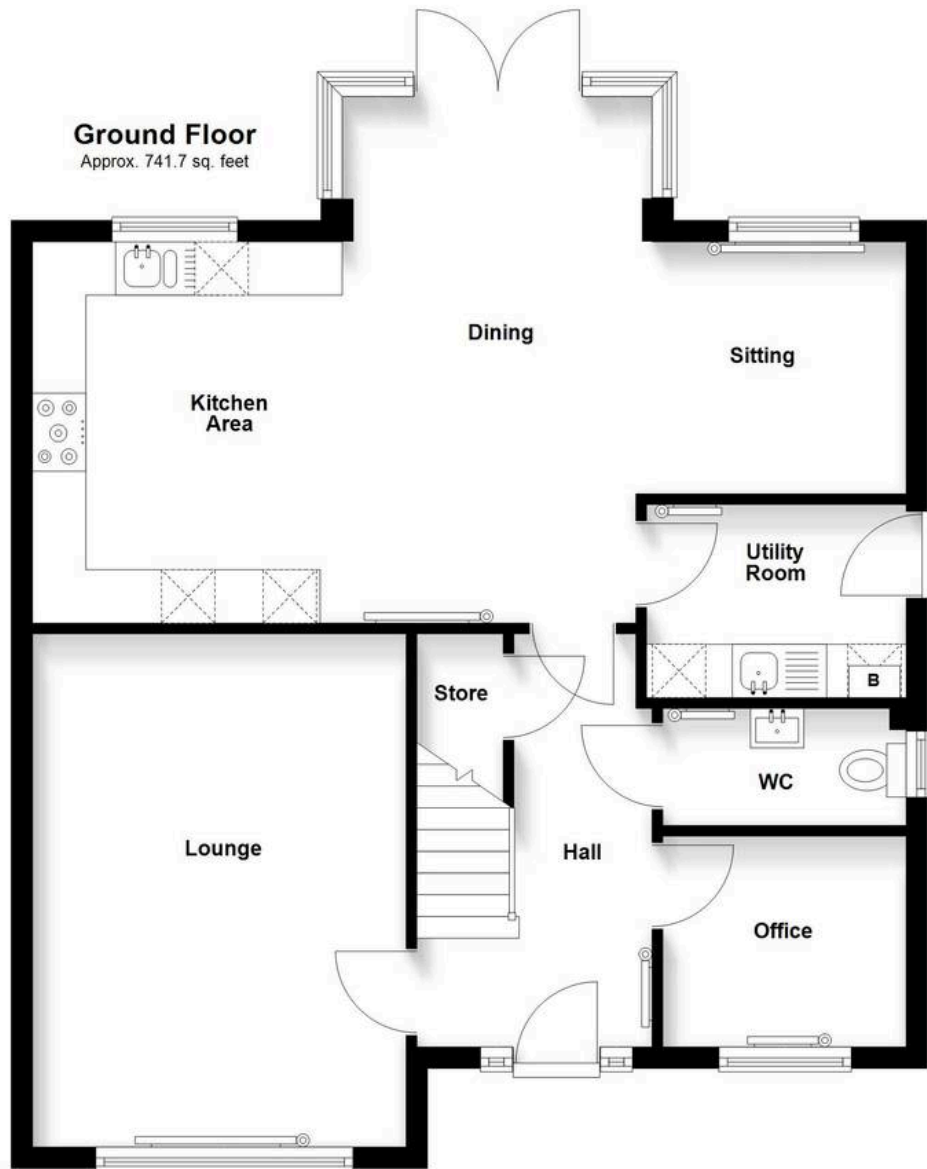
Single Garage

The driveway and garage are situated to the right-hand side of the house

DRIVEWAY

2 Parking Spaces





Total area: approx. 1451.5 sq. feet



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Measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Moore & York have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.