



Bluebell Green, Desford, LE7

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PRICE TBC



## Key Features

- Four Bedrooms (Main Bedroom With En-suite)
- Detached Family Home
- 'The Willesley' Bellway Design
- Downstairs WC
- Open Plan Dining Kitchen & Utility Room
- Desirable Village Location
- EPC rating B
- Freehold







Perfect for growing families in search of more space, walk in and be surprised by this double fronted detached executive style family home situated on the 'Paddocks' Bellway Homes development in the desirable village of Desford overlooking a play park to the front. Featuring gas central heating and double glazing throughout, the layout includes an entrance hall, downstairs WC, full length living room, dining kitchen and utility room. Upstairs you will find four bedrooms (main bedroom with en-suite) and family bathroom. Occupying a prominent corner position, the plot offers parking to the rear with a garage and mainly laid to lawn garden to the side. Offering a wide range of attractive attributes, an early viewing is therefore strongly recommended to avoid disappointment. EPC B.

### Accommodation

Front entrance door opens into the:

### Entrance Hall

The entrance hall features a staircase rising to the first floor landing, central heating radiator, useful storage cupboard and doors to the majority of the downstairs accommodation.

### Ground Floor WC

Larger than average in size, the downstairs WC is fitted with a two piece suite comprising a WC and pedestal wash hand basin with complementary tiling. Having a central heating radiator and continuation of the flooring from that of the hallway.

### Lounge 6.07m x 3.57m

Being the full length of the accommodation, the primary reception space enjoys dual aspect windows allowing ample natural light to flood the room. Presented with carpet flooring, there is two central heating radiators and neutral decor.

### Kitchen Diner 6.05m x 3.06m

A particular selling feature of the accommodation is the dining kitchen fitted with a modern range of wall mounted and base units with complementary work surfaces over and matching splashbacks. Features include an inset stainless steel one and half bowl sink with mixer tap, built in oven with hob over and extractor hood above and space for appliances. Affording space for a dining table, there is central heating radiators, dual aspect windows, french doors to the garden and a door to the:

### Utility Room 1.78m x 2.14m

Providing practical space for a further appliance and storage, the utility room offers matching units and worktops to that of the kitchen and space and plumbing for a washing machine. There is a stainless steel sink and central heating radiator.

### First Floor Landing

Stairs rise to the first floor landing which gives access to four bedrooms and family bathroom, having a built in airing cupboard, loft access, central heating radiator and carpet flooring.

### Bedroom One 3.32m x 3.23m

Featuring a built in wardrobe, the master bedroom is presented with carpet flooring, having a front elevation window, central heating radiator and access to its own en-suite.

### En-suite Shower Room 2.63m x 1.48m

Fitted with a modern three piece suite comprising a built in shower enclosure, low level WC and a pedestal wash hand basin, with complementary tiled surrounds. Having a side elevation window and central heating radiator.

### Bedroom Two 2.90m x 3.62m

A second double room with carpet flooring. Affording plenty of space for wardrobes and having a central heating radiator.

### Bedroom Three 3.06m x 2.45m

With dual aspect windows allowing natural ample lighting, there is carpet flooring and a central heating







radiator.

#### Bedroom Four 2.05m x 3.23m

The fourth bedroom offers ample space for a single bed and wardrobe. Having carpet flooring, central heating radiator and front elevation window. This room would also make a superb home office, nursery or walk in wardrobe.

#### Family Bathroom 2.04m x 1.70m

Fitted with a contemporary three piece suite comprising a low level WC, pedestal wash hand basin and bath tub with shower over and screen, complemented with tiled splashbacks. There is also a central heating radiator.

#### Outside

Occupying a corner position, there is a pathway leading to the front door with a range of plants and shrubs to the borders. A driveway can be accessed from the side which tucks behind the property and leads to a single garage (measuring 6.15m x 3.05m) which has an up and over door, power and lighting. There is a mainly laid to lawn garden with majority brick wall boundaries and features a patio area adjacent to the accommodation perfect for outdoor sitting. PLEASE NOTE: There is a charge for the maintenance of the communal areas of the development including the play park.

#### Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Hinckley & Bosworth - Tax Band D. 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.

#### Need Independent Mortgage Advice?

We are pleased to introduce the Mortgage Advice Bureau, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder,





moving home, or even investing in a buy-to-let property. They can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.

### Making an Offer

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). You will also be asked to provide us with proof of how you will be funding your purchase. Please note that when making an offer, if you are taking out a mortgage, you will also be asked to have a no obligation chat with our 'in branch' mortgage adviser to confirm your affordability. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

### Agents Note

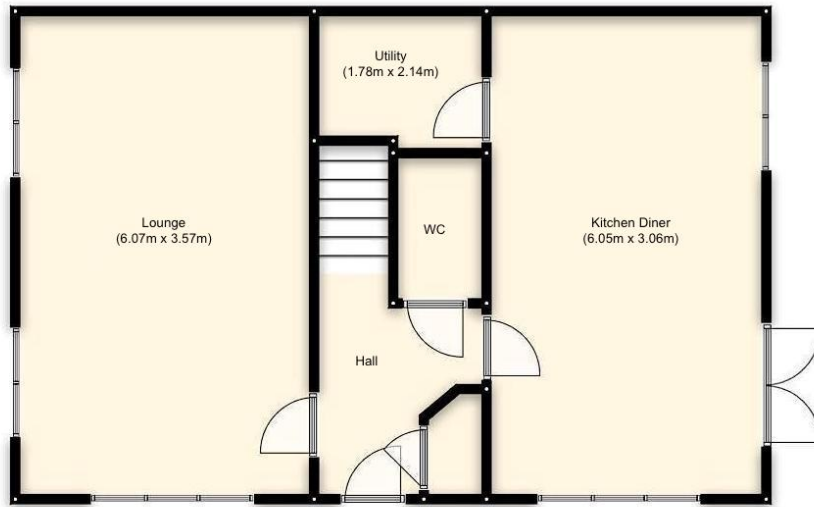
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