



Willowbrook Way, Rearsby



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£300,000

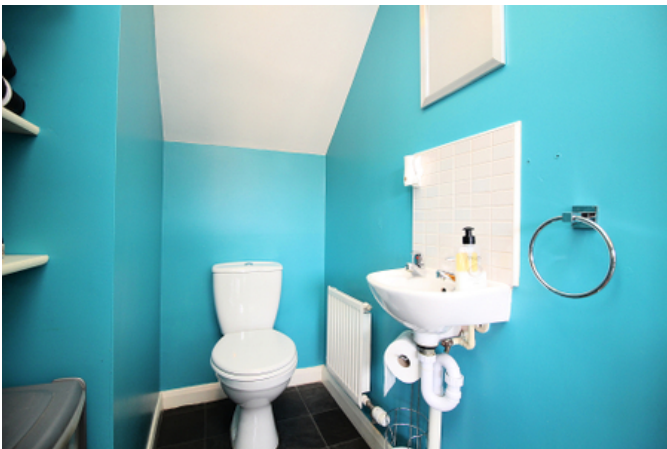


## Key Features

- Three Double Bedrooms
- Three Storey End Town House
- Cul De Sac Position
- Bedroom One With En-suite Shower Room
- Driveway & Single Garage
- Popular Residential Location
- EPC rating TBC
- Freehold







Situated within a popular modern development, this three bedroom property offers well proportioned accommodation over three floors. An excellent opportunity for a growing family the accommodation features a larger than normal main bedroom with built in wardrobes and an en-suite shower room. To the side of the property there is off street parking, single garage and access to a low maintenance rear garden. Internally the gas centrally heated layout includes an entrance hall, lounge with bay, open plan kitchen diner and wc. Two double bedrooms and a family bathroom can be found on the first floor and the aforementioned main bedroom to the top floor. An internal inspection is essential to truly appreciate the accommodation on offer.

### Accommodation

Front entrance door opens into the:

#### Entrance Hall

With a staircase rising to the first floor, carpet flooring and a door leading to the:

#### Lounge 4.86m not into bay x 3.69m

Enjoying a walk in bay window to the front elevation, the primary living space is presented with carpet flooring. Having two central heating radiators and a door leading to the:

#### Kitchen Diner 2.96m x 4.74m

The full width kitchen diner is fitted with a range of wall mounted and base units with complementary roll edge work surfaces over and tiled splashbacks. Features include a built in 'Kenwood' oven, four ring gas hob with extraction hood above, inset 1.5 sink and drainer unit with mixer tap, central heating boiler and space for appliances. Offering space for a table and chairs, there is a central heating radiator, rear elevation window and patio doors to the garden. There is also a

door leading to the:

#### Ground Floor WC

Fitted with a two piece suite comprising a wash hand basin and WC, with tiled flooring and a central heating radiator.

#### First Floor Landing

A staircase rises to the first floor landing which leads to the family bathroom and two double bedrooms, having a concealed staircase which rises to the second floor, carpet flooring, built in airing cupboard with shelving and central heating radiator.

#### Bedroom Two 4.29m not into robes x 2.67m

Enjoying the use of built in wardrobes, bedroom two is a comfortable double and offers a window to the front elevation, carpet flooring and a central heating radiator.

#### Bedroom Three 2.95m x 2.67m

With a window to the rear elevation, carpet flooring and a central heating radiator.

#### Family Bathroom 1.70m x 2.00m

Fitted with a three piece suite comprising a bath, wash hand basin and wc, with complementary tiled surrounds. There is also a central heating radiator, shaver point and a window to the rear elevation.

#### Bedroom One 4.63m not into robes x 4.74m

A concealed staircase rises to the second floor bedroom one suite which has an open galleried landing leading to a larger than average bedroom area with characterful sloped ceilings and a window overlooking the cul de sac location. There is also built in wardrobes with a hatch leading to useful storage space in the eaves, carpet flooring, loft hatch potentially providing further storage and a central heating radiator. A door leads to the:

#### En-suite Shower Room 2.08m x 2.08m max

Fitted with a three piece suite comprising a shower, wash hand basin and wc, with complementary tiled surrounds, velux window, shaver point, mirror cabinet and a central heating radiator.









## Outside

Set along a pathway, the plot offers a low maintenance frontage. Gated access to the side leads to a low maintenance garden at the rear not overlooked from beyond. With a patio area adjacent to the accommodation ideal for outdoor sitting and entertaining. With fencing and brick walls to boundaries, outside tap and socket, flood light and retractable washing line. There is also a driveway located to the side providing off road parking and giving access to the single garage. Please note there is a charge per annum for the maintenance of the communal grounds. Please call for further information.

## Garage 5.22m x 2.74m

With light, power and an up and over door to the front. There is also a vaulted ceiling providing the option to be fully boarded to create store.

## Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood - 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

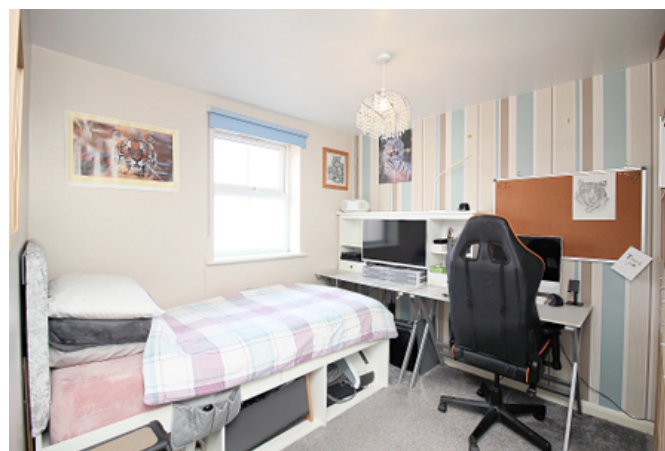
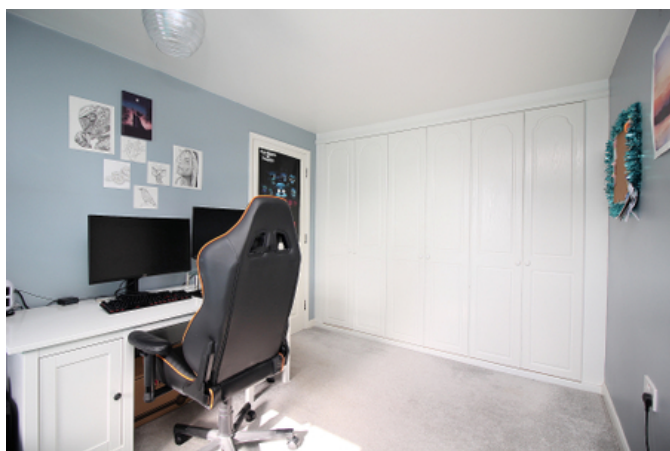
Viewings are strictly by appointment only.

## Need Independent Mortgage Advice?

We are pleased to introduce Benjamin York, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. He has access to thousands of mortgages, including exclusive deals not available on the high street. His 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. He 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,





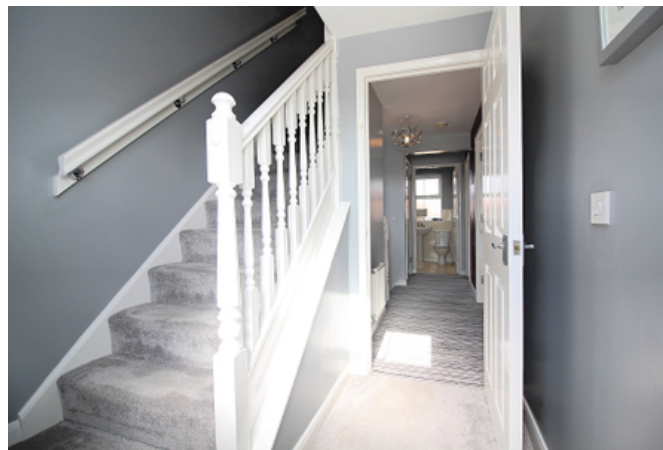
prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). You will also be asked to provide us with proof of how you will be funding your purchase. Please note that when making an 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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements (width x length), floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

### Referrals

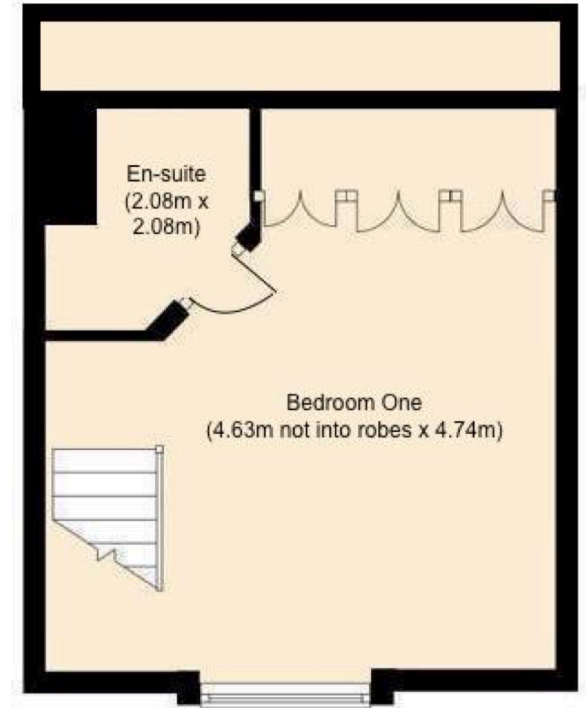
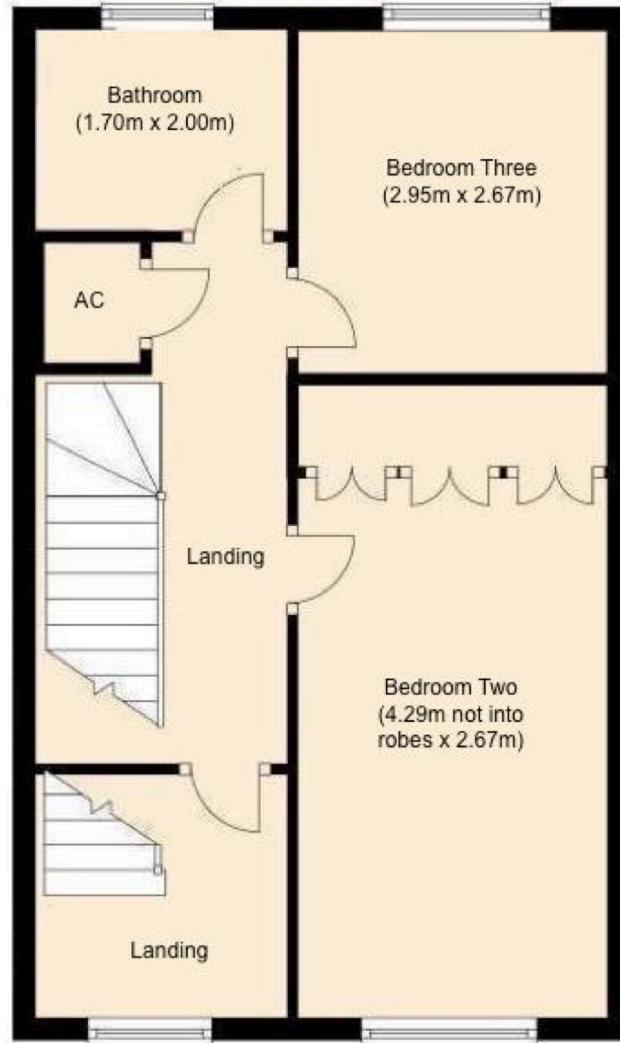
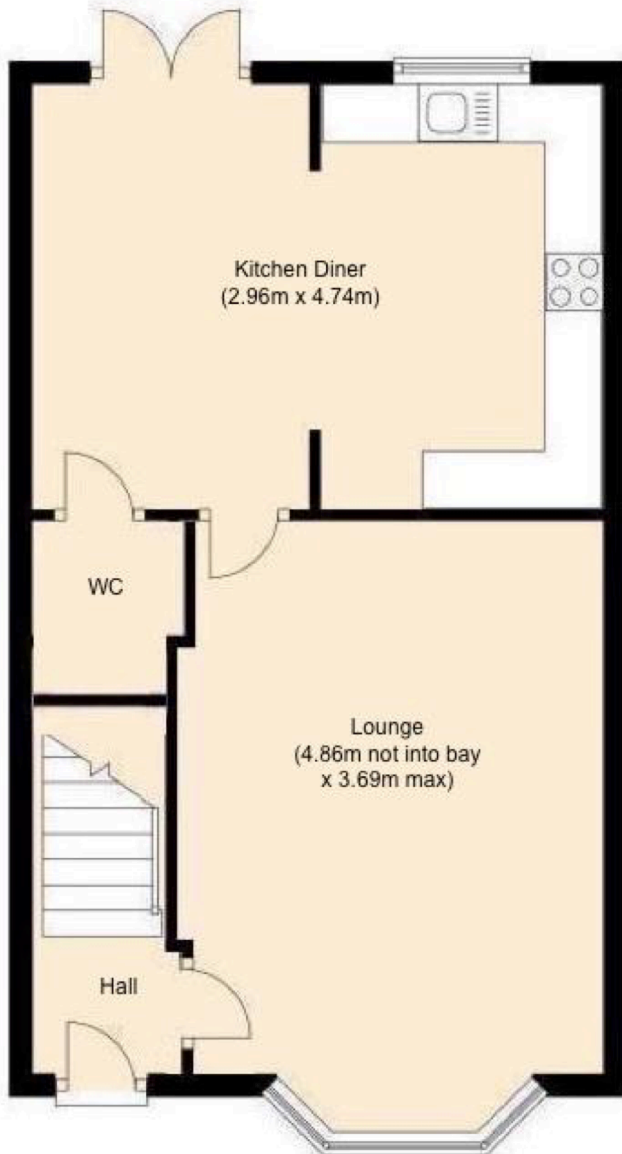
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Benjamin York at Chamelo to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.















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