



Westfield Close, Rearsby



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£475,000



Key Features

- Three Bedrooms (Master With En-suite)
- Detached Bungalow
- Available With No Upward Chain
- Garden Room Extension
- Garage & Storage/Workshop
- Highly Desirable Village Location
- Cul De Sac Position
- EPC rating TBC
- Freehold





Enjoying the use of a garden room extension to the rear, this three bedroom detached bungalow is perfect for those in search of single storey living in a popular residential cul de sac location and must be viewed in person to fully appreciate the well proportioned accommodation on offer. Available on the open market with no upward chain, the gas centrally heated layout includes an entrance porch and hall, lounge diner, kitchen, three bedrooms and a bathroom. Occupying a quiet position within this highly regarded village, there is parking to the front leading to an attached garage, with front and rear lawned gardens. Positioned on a no through road, an immediate viewing comes highly recommended.

Accommodation

Front entrance door opens into the:

Entrance Porch

With a central heating radiator and a door leading to the:

Entrance Hallway

Presented with wood effect flooring, the entrance hallway gives access to some of the accommodation. With coving, central heating radiator and a hatch to the loft space with a drop down ladder and insulation.

Lounge Diner

Affording plenty of space for both comfortable sitting and formal dining, the reception room is presented with carpet flooring and offers three central heating radiators, feature electric fireplace, TV point, coving, a window to the front elevation and a door to the kitchen. Glazed doors open into the:

Garden Room 3.70m x 3.63m

A fabulous addition to the accommodation providing prospective buyers with extra living space, ideal for formal dining or further sitting. With dual aspect

glazing, carpet flooring, central heating radiator and TV point.

Kitchen 2.80m x 4.03m

Fitted with a range of wall mounted and base units with complementary roll edge work surfaces over and tiled splashbacks. Features include an inset 1.5 sink and drainer with mixer tap, built in 'Stoves' double oven with fitted extraction hood above, freestanding washing machine and an integrated 'Neff' dishwasher, fridge and freezer. With a central heating radiator, window to the rear elevation and a rear access door.

Bedroom One 3.35m x 5.17m

A double room enjoying the use of built in wardrobes, with two windows to the front elevation, carpet flooring, central heating radiator and TV point. The freestanding drawers are included. A door leads to the:

En-suite Shower Room 1.53m x 2.35m

Fitted with a three piece suite comprising a shower cubicle, wash hand basin and wc, with complementary tiled surrounds.

Bedroom Two 3.37m x 3.18m not into doorway

A second double room offering a window to the rear elevation, carpet flooring, central heating radiator and a TV point. The wardrobes and drawers are included.

Bedroom Three 2.74m x 2.15m

With a window overlooking the front elevation, carpet flooring and a central heating radiator.

Bathroom 2.36m x 2.24m

Fitted with a three piece suite comprising a corner bath, wash hand basin with storage beneath and wc, with complementary tiled surrounds. There is also a wall mounted mirror cabinet, central heating radiator and carpet flooring.

Outside

Occupying a highly desirable location, outside to the front of the property is a tarmac driveway providing ample off road parking and a shaped lawn with side gated access to the rear garden. The rear garden has a patio seating area and is mainly laid to lawn with





well stocked and established borders being fenced to boundaries with an outside tap and outside lights.

Garage 4.88m x 2.56m

With light, power, up and over door to the front and a rear access door. There is a door through to a workshop fitted with base units with work surfaces over, radiator and is useful as a hobbies room.

Tenure & Council Tax

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

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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.



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