



New Avenue, Rearsby, LE7

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£270,000



## Key Features

- Three Well Proportioned Bedrooms
- Modern Mid Town House
- Cul De Sac Location
- Open Plan Living Downstairs
- Master With En-suite Shower Room
- Sought After Village Location
- EPC rating C
- Freehold







MODERN FAMILY HOME! – Fall in love with this contemporary three bedroom mid terrace enjoying a desirable cul de sac position within the sought after Wreake Valley village of Rearsby. An ideal first purchase, family home or option for someone looking to downsize from a larger family home, the gas centrally heated and double glazed layout comprises an entrance hall, wc, open plan living kitchen diner, a first floor landing which gives access to master bedroom with en-suite, two further bedrooms and bathroom. The plot offers a lawned garden to the front and rear as well as off road parking. Any viewing is strongly recommended to avoid disappointment.

### Accommodation

Front entrance door opens into the:

#### Entrance Hall

Presented with tiled flooring, the entrance hallway is presented with neutral decor and offers a central heating radiator, staircase rising to the first floor, useful storage cupboard and doors to all of the ground floor accommodation.

#### Ground Floor WC

Fitted with a two piece suite comprising a low level wc and wash hand basin with mixer tap and tiled splashbacks. There is also a central heating radiator and extractor fan.

#### Open Plan Living Kitchen Diner

The heart of the home, a particular selling feature of the accommodation is the open plan living space consisting of a kitchen, comfortable sitting areas and space for formal dining. this area of the home is perfect for families and those occasions when entertaining. Upon entry from the entrance hall, you walk into the kitchen diner area offering ample space for table and chairs and fitted with a range of wall mounted and base units with complementary roll edge work surfaces over, tiled splashbacks, front elevation window and

central heating radiator. Features include a built in 'AEG' oven with four ring 'AEG' hob and extractor hood above, concealed wall mounted central heating boiler, inset 1.5 sink and drainer unit with mixer tap and space for fridge freezer and washing machine. Open access leads through to the living area enjoying french doors to the garden. With carpet flooring, further central heating radiator and a rear elevation window.

### First Floor Landing

Giving access to the bedrooms and bathroom, with carpet flooring, central heating radiator, built in cupboard and hatch to the loft space.

### Master Bedroom

A neutrally decorated double room enjoying views of the garden through a double glazed window, with carpet flooring, central heating radiator and a door to the:

### En-suite Shower Room

Fitted with a contemporary three piece suite comprising a walk in shower enclosure, wash hand basin and wc, with partially tiled walls. There is also a heated towel rail, shaver point and extractor fan.

### Bedroom Two

A second double room offering a window to the front elevation, carpet flooring and a central heating radiator.

### Bedroom Three

A practical third bedroom offering a window to the rear elevation, carpet flooring and a central heating radiator.

### Bathroom

Fitted with a three piece suite comprising a bath, wash hand basin and wc, with complementary tiled surrounds. With a heated towel rail, shaver point, obscure front elevation window and an extractor fan.

### Outside

The property enjoys a desirable cul de sac position, with the plot firstly offering a lawned front garden with a pathway leading to the front door. To the rear is a







mainly laid to lawn garden not overlooked from beyond, with fencing to boundaries, patio area and timber shed. Gated access to the back leads to the allocated parking space.

### Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood – Tax Band C. 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? Get in Touch Today!

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### 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.

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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.

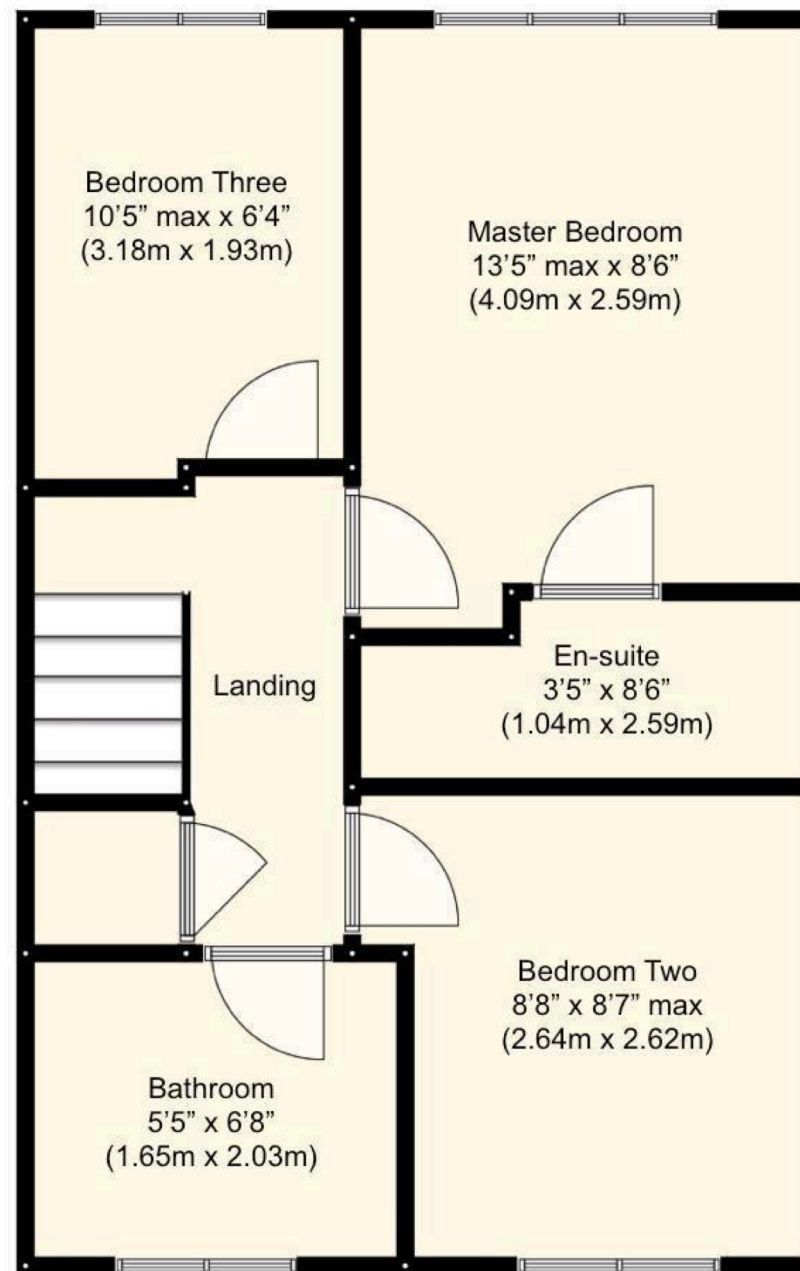
### Free Property Valuations

If you have a house to sell then we would love to provide you with a free no obligation valuation.













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