



Rustat Close Barrow Upon Soar LE12 8YT





# Key Features

- WELL PRESENTED DECEPTIVELY SPACIOUS 3 STOREY TOWNHOUSE
- POPULAR NEW DEVELOPMENT ON EDGE OF WELL SERVED VILLAGE
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZED WINDOWS AND DOORS
  - ENTRANCE HALL WITH ACCESS TO INTEGRAL GARAGE, CLOAKROOM/W.C., UTILITY ROOM
  - GROUND FLOOR BEDROOM 4/STUDY
- FIRST FLOOR LOUNGE AND LARGE FULLY FITTED DINING KITCHEN
- SECOND FLOOR MAIN BSDROOM WITH EN SUITE SHOWER ROOM
  - 2 FURTHER BEDROOMS AND MAIN BATHROOM
- DRIVEWAY FOR 2 CARS, INTEGRAL GARAGE
  - FULLY FENCED REAR GARDEN







## The Property

A deceptively spacious well presented 4 bedroom end town house offering very flexible living space over 3 floors, situated on 'The Poppy Fields' Jelson development on the edge of this well served and popular village. The accommodation has gas central heating and UPVC double glazed windows and doors and includes entrance hall, cloakroom/w.c. with access to the integral garage, utility room, bedroom 4/study. First floor landing with spacious lounge to the rear and a large fully fitted dining kitchen with integrated appliances. Second floor landing, main bedroom with en suite shower room, 2 further bedrooms and main bathroom. There is off road parking for 2 cars to the front, good sized single garage and enclosed rear garden.





## VIEWINGS & DIRECTIONS

By arrangement through the Selling Agents, Andrew Granger & Co telephone 01509 234534.

What 3 words location:- airbag.handlebar.lump

## ACCOMMODATION IN DETAIL

### GROUND FLOOR

#### ENTRANCE HALL

With front door, radiator, staircase to first floor, store cupboard and cloaks cupboard, door to integral garage.

#### CLOAKROOM/W.C.

With window to front, white suite comprising w.c. and wash basin, tiled splashback, radiator.

#### UTILITY ROOM

With half glazed door leading to the garden, base units with work surface, stainless steel sink top, space and plumbing for washing machine, radiator, wall mounted central heating boiler.

#### BEDROOM 4/STUDY

With window to rear, radiator.

#### FIRST FLOOR LANDING

With staircase leading to the second floor.

#### LOUNGE

With window to rear and double opening patio doors with 'Juliet' balcony rail, radiator.

#### DINING KITCHEN

With window to front and double opening patio doors with 'Juliet' balcony rail, well appointed fitted base and wall units with work surfaces, stainless steel sink top, gas hob, electric double oven, cooker hood, integrated dish washer and fridge freezer, tiled splashbacks and floor, radiator, LED downlighting.

#### SECOND FLOOR LANDING

With airing cupboard housing the hot water cylinder.

#### BEDROOM 1

With 2 windows to rear and radiator.

#### EN SUITE SHOWER ROOM

With white suite comprising w.c., wash basin and shower cubicle, tiled splashbacks and towel rail.

#### BEDROOM 2

With window to front and radiator.







### BEDROOM 3

With window to front and radiator.

### BATHROOM

With w.c., wash basin and bath with mains shower over, attractive wall tiling, towel rail.

### OUTSIDE

To the front is off road parking for 2 vehicles leading to the SINGLE INTEGRAL GARAGE with up and over door to front, power and lighting and internal door to hall. Shared access side pathway gives access via a gate to the fully fenced rear garden with patio area and raised deck, lawn.

### ESTATE CHARGES

TBC

Council Tax

Charnwood Borough Council Band D

EPC

EPC rating B

### Purchasing Procedure

If you are interested in any of our properties then you should contact our offices at the earliest opportunity.

We offer Independent Financial Advice and as part of our service we will ask our Mortgage Adviser to contact all potential buyers to establish how they intend to fund their purchase.

If you are a cash purchaser then we will need confirmation of the availability of your funds.

Your home is at risk if you do not keep up re-payments on a mortgage or other loan secured on it.

### Money Laundering

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 we have a legal obligation to carry out Anti-Money Laundering checks on all purchasers prior to instructing solicitors to proceed with the sale. There is a £30, inclusive of vat, charge per person for processing these checks through a third-party firm. These are not a credit check and will not leave a footprint on your credit file.

### Market Appraisals

If you have a house to sell then we offer a Free Valuation, without obligation.

### Conveyancing

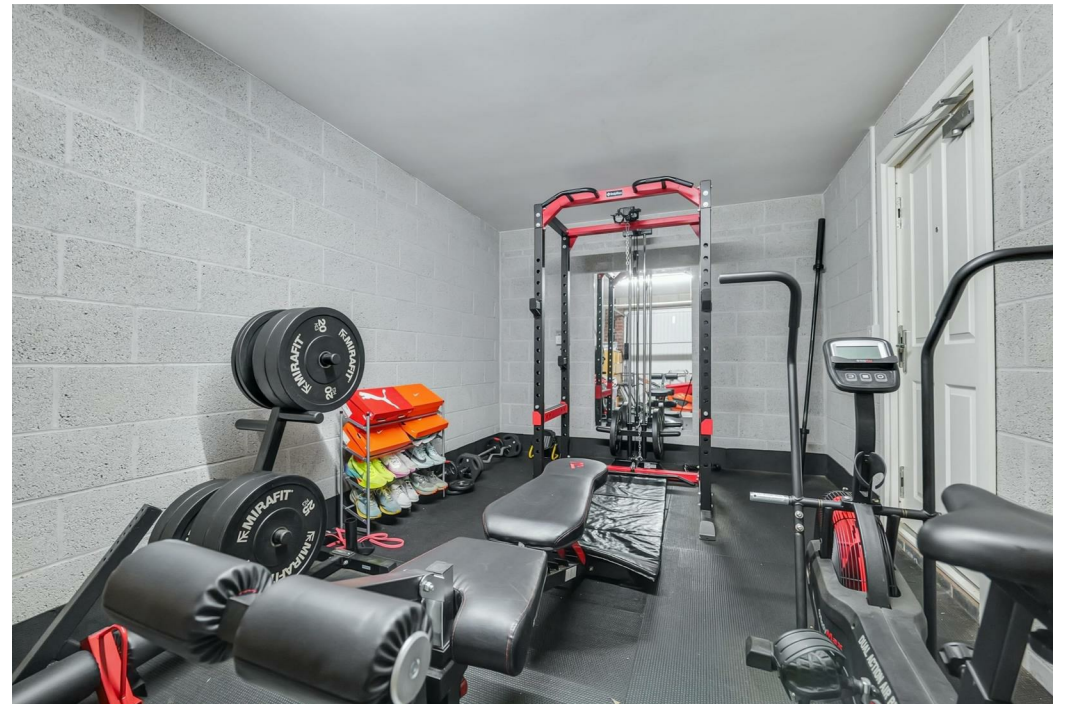
We would be delighted to offer the services of our associated firm, Jephson Legal, who offer very competitive quotes for conveyancing. If you would like a quotation, please speak to one of our sales team who would be happy to arrange this.





















# Floorplan

Approximate Gross Internal Area  
127.6 sq. m. (1374 sq. ft.)  
Excluding Garage  
Total 127.6 sq. m. (1374 sq. ft.)



**Ground Floor**  
Floor area 28.6 sq.m. (308 sq.ft.) approx  
Excluding Garage

**First Floor**  
Floor area 49.5 sq.m. (533 sq.ft.) approx

**Second Floor**  
Floor area 49.5 sq.m. (533 sq.ft.) approx

Not to scale for layout reference only. All Measurements are Approximate Produced by As  
Built Energy Surveys for Andrew Granger & Co [orders@asbuiltenersurveys.co.uk](mailto:orders@asbuiltenersurveys.co.uk)





We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



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