



**Auster Crescent, Rearsby**

**welcome to**

## **Auster Crescent, Rearsby**

A well-appointed and beautifully-presented detached family home built in 2012 in the charming village of Rearsby. In brief, with accommodation comprising an entrance hallway, lounge, dining room, kitchen, utility room, downstairs wc, four bedrooms, en suite, bathroom, garage and garden.

### **Entrance Hallway**

The property is entered through the front door into an entrance hallway which has doors leading to ground floor accommodation including the lounge, dining room and wc, with further storage cupboards under the stairs, flooring and a radiator.

### **Downstairs Wc**

The cloakroom has low level wc, wash hand basin and a radiator.

### **Lounge**

12' 3" plus bay x 12' 7" (3.73m plus bay x 3.84m)  
A box bay-fronted lounge with luxury vinyl flooring, a radiator and a double glazed bay window to the front elevation.

### **Dining Room**

10' 3" x 9' 8" plus front (3.12m x 2.95m plus front)  
The dining room has luxury vinyl flooring, an opening to the kitchen, double glazed windows to the side and rear.

### **Kitchen**

10' 3" x 8' 11" (3.12m x 2.72m)  
The kitchen has modern wall and base units with roll edge work surfaces over, a sink drainer with a mixer tap, integrated appliances including electric oven and hob, built in dishwasher and fridge freezer. Also, there is tiled flooring, double glazed window to the side, a radiator and a door to the utility room.

### **Utility Room**

5' 1" x 6' 5" into recess (1.55m x 1.96m into recess)  
The utility room has space/plumbing for a washing machine, sink drainer with mixer tap, wall and base units, tiled flooring and a door to the driveway.

### **Landing**

The landing has carpeted flooring, two storage cupboards, a loft hatch, double glazed window and doors to all bedrooms and the bathroom.

### **Bedroom One**

11' 3" x 8' 5" to the front of wardrobes (3.43m x 2.57m to the front of wardrobes)  
Bedroom one has carpeted flooring, built in wardrobes, double glazed window to the front elevation, radiator and door to the ensuite. The ensuite comprises of a double shower unit with low level wc, pedestal wash hand basin, spotlights to the ceiling, part tiled and double glazed window to the side.

### **Bedroom Two**

9' 11" into the recess x 9' 3" (3.02m into the recess x 2.82m)  
Bedroom two has built in wardrobes, laminate flooring, double glazed window to the rear and the side elevations.





### Bedroom Three

10' 4" into recess x 8' 7" (3.15m into recess x 2.62m)  
Bedroom three has laminate flooring, a radiator and double glazed window to the rear elevation.

### Bedroom Four

8' 1" x 8' 1" (2.46m x 2.46m)  
Bedroom four has laminate flooring, double glazed window to the front elevation.

### Family Bathroom

The family bathroom has a three piece suite which comprises of bath with shower over, low level wc, pedestal wash hand basin, chrome heated towel rail, extractor fan, spotlights to the ceiling and tiled flooring with double glazed window.

### Outside

To the rear there is a private patio, lawn areas, flower beds and fenced to boundaries with side access. There is also a detached brick built pitched roof garage with light and power, with up and over door and driveway providing ample off road parking for multiple vehicles with the added benefit of an EV charging point.

### Agents Note

Please note, our client has informed us that there is a estate management charge where the past year cost approximately £191 payable bi-yearly.



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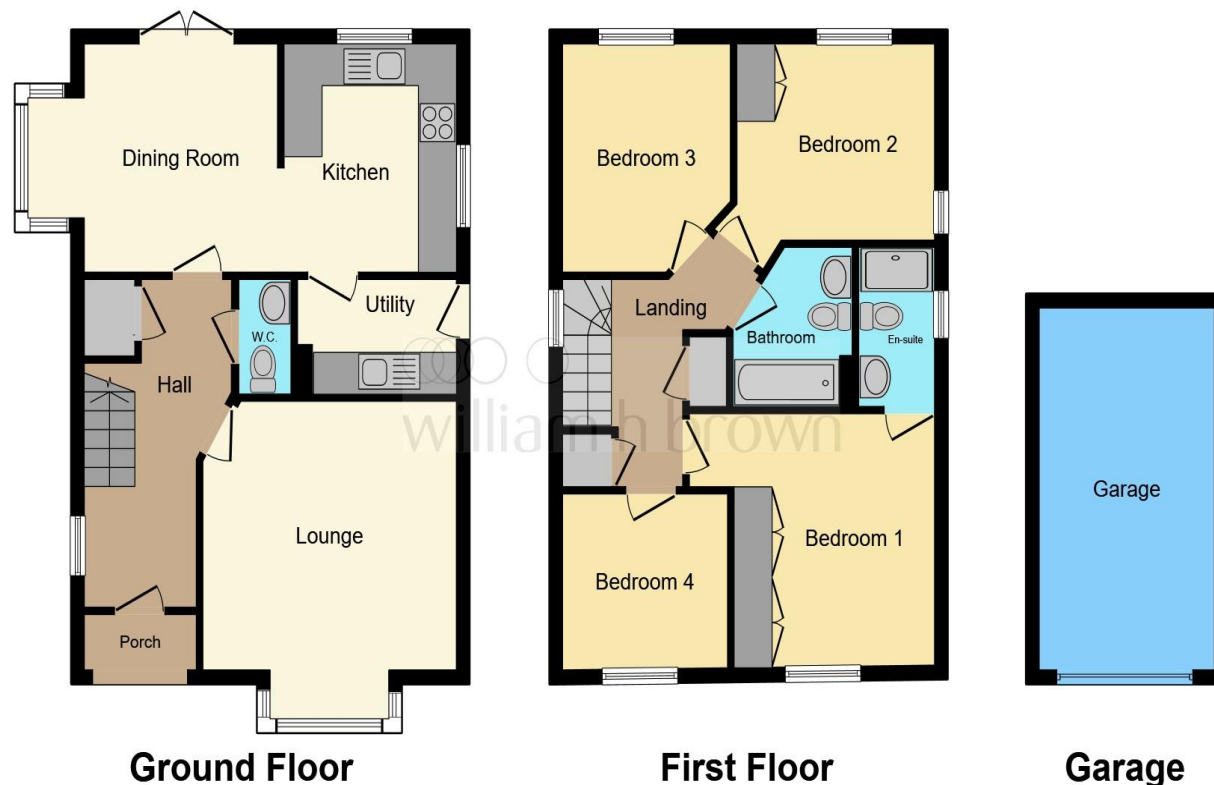
welcome to

## Auster Crescent, Rearsby

- Detached family home
- Box bay-fronted lounge
- Dining room with opening to kitchen
- Utility room, downstairs wc, family bathroom and en suite
- Four well-proportioned bedrooms

Tenure: Freehold EPC Rating: C

**£425,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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