

# Aston & Co

ESTATE & LETTING AGENTS



14 Willowbrook Way  
Rearsby, Leicester, LE7 4YW  
**£190,000**





New to the market and offering a low maintenance, turn-key move is this immaculately presented, two double bedroom coach house located on a modern development in East Goscote. Ideal for First Time Buyers, Downsizees and Investors alike the property briefly comprises; entrance hall, spacious lounge-diner, kitchen, two bedrooms and a bathroom. The property also benefits from a garage, off road parking, uPVC double glazing and gas central heating.

- Well Presented Coach House
- Two Double Bedrooms
- Spacious Living-Diner
- Garage & Parking
- Upvc Double Glazing & Gas Central Heating
- Freehold Property
- Viewing Essential
- EPC Rating C, , Council Tax Band B



## The Property

The property is entered via a double glazed composite door leading into.

## Hall

With stairs to the first floor, tiled flooring and personal door leading to the garage.

## Lounge-Diner

11'5" x 17'7" (3.50 x 5.38 )

With window to the front, velux style window to the rear, airing cupboard, recessed spotlighting and provides access to the following.

## Kitchen

7'11" x 7'4" (2.43 x 2.26 )

Fitted with a range of floor and wall mounted units with roll top work surfaces and tiled splash backs, the kitchen also benefits from a fitted oven, hob and extractor, sink and drainer unit, plumbing for a washing machine, recessed spotlighting and space for a fridge-freezer.

## Inner Hall

Providing access to the following.

## Bedroom One

11'8" x 9'11" (3.57 x 3.04)

With built in wardrobe, window to the front and recessed spotlighting.

## Bedroom Two

11'5" x 7'5" (3.49 x 2.27)

With window to the rear aspect.

## Bathroom

5'8" x 6'6" (1.74 x 2.00)

Fitted with a three piece suite comprising, low level wc, pedestal basin and a bath with shower over. The bathroom also benefits from tiled flooring, recessed spotlighting and a heated towel rail.

## Garage

17'8" x 10'6" (5.39 x 3.21 )

(maximum measurements) With electric up & over door, power, light and under stairs storage cupboard.

## Parking

The property benefits from a parking space in front of the garage.

## Services

The property benefits from mains, electric, gas, water & drainage.

Internet- Standard & Superfast- see Ofcom checker for more details

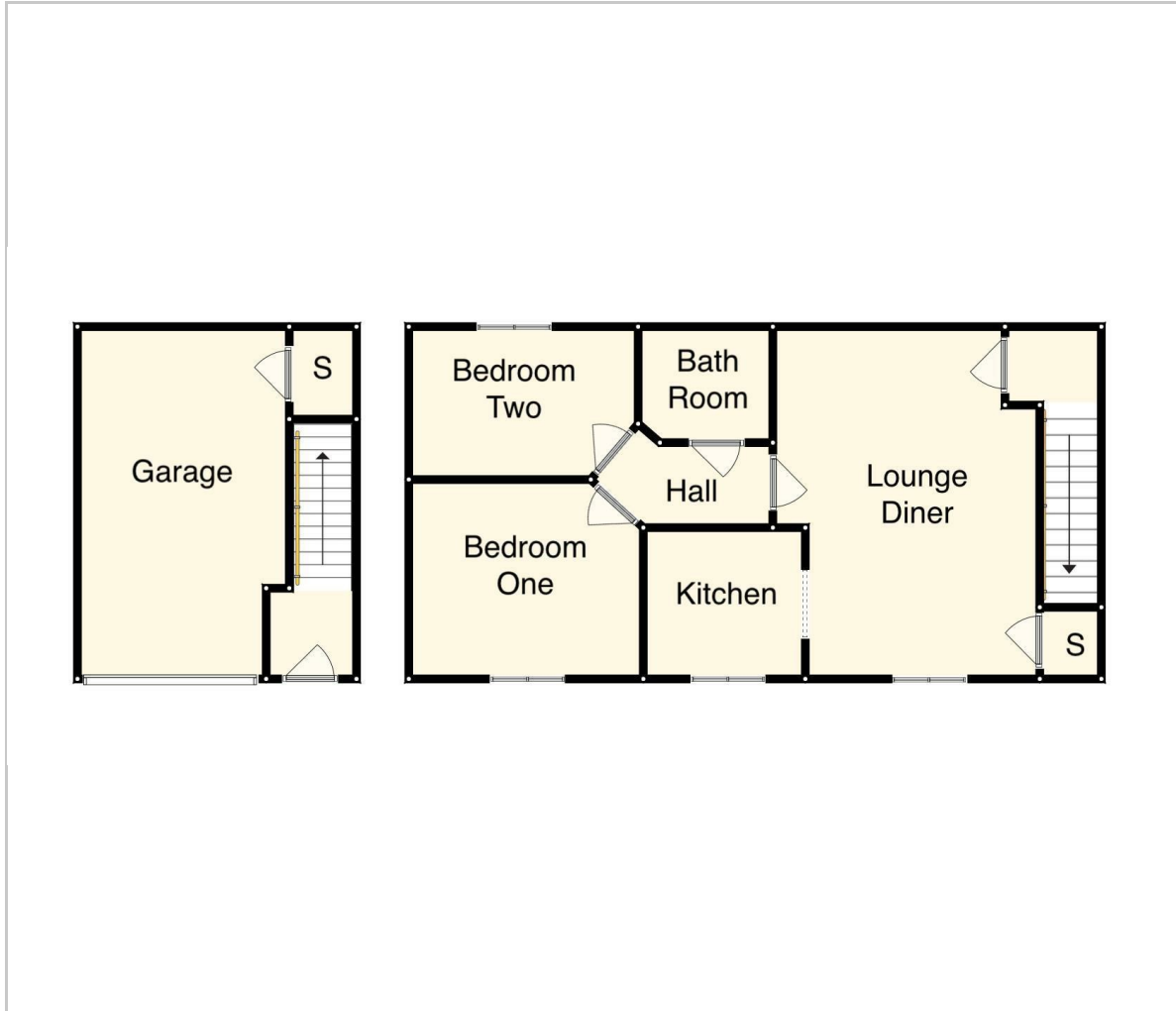
Mobile- EE, Vodafone, O2 & Three-see Ofcom checker for more details

## Service Charge

The property is subject to service charges of approximately £600 per annum to cover the communal, outside and parking areas.



## Floor Plan



## Viewing

Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

