



**Bleakmoor Close, Rearsby**

**welcome to**

## **Bleakmoor Close, Rearsby**

**\*\*FOR SALE\*\*** this modern three bedroom detached property located in the sought-after area of Rearsby. The property has been well maintained, has upvc double glazing gas central heating.\*Please note that the property is tenanted until the 14th March 2026.

### **Entrance**

Entrance to the property is via a upvc double glazed front door into the entrance hallway. The entrance hallway has laminate flooring, with stairs up to the first floor and doors to all ground floor rooms.

### **Lounge**

14' 7" x 12' 6" ( 4.45m x 3.81m )

The lounge has laminate flooring, coving to the ceiling, a radiator and upvc double glazed French doors which open onto the rear garden.

### **Kitchen Diner**

14' 4" x 31' ( 4.37m x 9.45m )

The kitchen diner has laminate flooring, with coving to the ceiling. The kitchen is fitted with a range of base and wall mounted units with roll edge work surfaces, stainless steel sink with mixer tap and drainer, range style cooker with extractor hood, space and plumbing for a washing machine and space for a fridge freezer, The dining room has space for a dining table and chairs, a radiator and upvc double glazed French doors which open onto the rear garden.

### **Ground Floor Wc**

The ground floor wc has tiled flooring and a upvc double glazed window to the side elevation, as well as a low level wc and a hand wash basin.

### **First Floor Landing**

First floor landing has stairs rising from the ground floor, carpeted flooring and doors to all first-floor rooms.

### **Bedroom One**

9' 8" x 9' 10" ( 2.95m x 3.00m )

Bedroom one has carpeted flooring, built in wardrobes with hanging rail and shelving, a radiator and a upvc double glazed window to the rear elevation.

### **Bedroom Two**

15' 7" x 9' 7" ( 4.75m x 2.92m )

Bedroom two has carpeted flooring, a radiator, built in wardrobe with hanging rail and shelving and a upvc double glazed window to the front elevation.

### **Bedroom Three**

9' 5" x 12' 2" ( 2.87m x 3.71m )

Bedroom three has carpeted flooring, a radiator, built in wardrobe with hanging rail and shelving and a upvc double glazed window to the rear elevation.

### **Bathroom**

The bathroom is fitted with a three-piece suite comprising of panel bath with shower over, a low level wc and a hand wash basin set within a vanity unit. The walls are partially tiled and there is a upvc frosted window to the front elevation.

### **Outside**

To the front of the property there is a driveway providing offroad parking for two vehicles, side gated access to the rear garden, a gravelled front garden and the garage. The rear of the property boasts a well-maintained rear garden with a patio seating area and fencing and lawned to borders.



## Garage

The garage has an up and over door to the front with a side personnel door to the rear. The garage has electricity and lighting,



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## Bleakmoor Close, Rearsby

- Detached Property
- UPVC & Gas Central Heating
- Three Well-Proportioned Bedrooms
- Ground Floor WC
- Family Bathroom

Tenure: Freehold EPC Rating: D

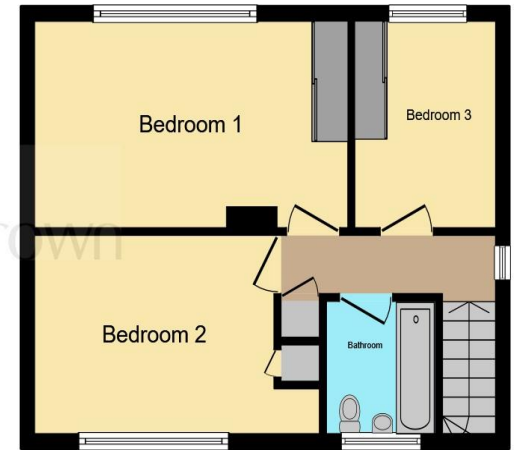
Council Tax Band: D

offers over

**£475,000**



Ground Floor



First Floor

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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Property Ref:  
LBH115536 - 0005

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