



## Ruperts Way, Great Glen

£250,000 Freehold

Three-bedroom terrace home in Great Glen with two reception rooms, downstairs WC, fitted wardrobes, off-street parking, and a well-kept rear garden with greenhouse and storage.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D



0116 271 3333





### **Entrance Hall**

Features a double-glazed door and a double-glazed window at the front elevation. Includes carpet flooring, stairs to the first floor, and a radiator.

### **Living Room**

15' 7" x 11' 0" (4.75m x 3.36m)

Features a double-glazed window to the front elevation, carpet flooring, and a gas fire.

### **Dining Room**

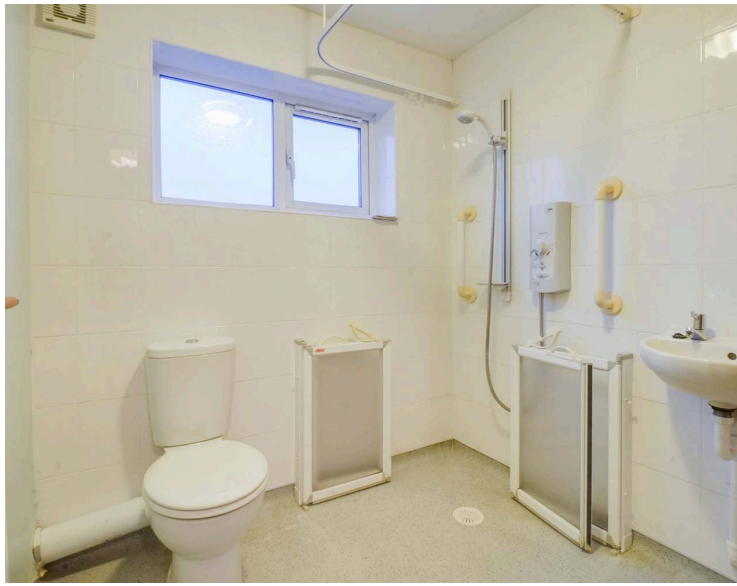
8' 8" x 7' 11" (2.64m x 2.42m)

Features a double-glazed window to the rear elevation, laminate flooring, a serving hatch to the kitchen, and a gas radiator.

### **Downstairs WC**

5' 11" x 2' 11" (1.81m x 0.89m)

With a single-glazed window to the side elevation, WC, hand-wash basin, and laminate flooring.



### **Kitchen**

9' 11" x 9' 8" (3.01m x 2.94m)

Features a double-glazed door and window to the rear elevation, a pantry housing the boiler, laminate flooring, a sink and drainer unit with a range of wall and base units with work surfaces over, part-splashback tiled walls, a free-standing cooker, and a serving hatch to the dining room.

### **Landing**

With a storage cupboard to the rear, loft access, and carpet flooring.

### **Bedroom One**

11' 9" x 11' 8" (3.57m x 3.55m)

Features a double-glazed window to the front elevation, carpet flooring, fitted wardrobes to the side, and a radiator.

### **Bedroom Two**

12' 11" x 8' 11" (3.94m x 2.73m)

Features a double-glazed window to the rear elevation, carpet flooring, fitted wardrobes, and a radiator.

### **Bedroom Three**

8' 8" x 6' 8" (2.65m x 2.04m)

Features a double-glazed window to the front elevation, a storage cupboard over the stairs, and a radiator.

### **Shower Room/Wet Room**

6' 5" x 5' 11" (1.95m x 1.81m)

Includes a double-glazed window to the rear elevation, drainage, tiled walls, hand wash basin, an electric shower, a WC, and a radiator.

### **Front Garden**

The front garden is laid with a full-width paved walkway and a soil planting area to the front.

### **Rear Garden**

Outside, the garden is mainly laid to lawn with a central paved pathway, slabbed patio area, pond, shared side access, and a concrete storage shed, finished with a greenhouse, planted flower beds, and a well-established shrub border along the left boundary.

### **Off-Road Parking**

Parking is available for residents in the car park directly outside the front of the property, with no allocated space.



Ground floor



1st floor

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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