



Willowbrook Way, Rearsby, LE7



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£318,000



Key Features

- Three double bedrooms, two with en-suites
- Modern end town house
- Driveway & integral single garage
- Modernised breakfast kitchen with built in appliances
- Desirable family friendly location
- Landscaped rear garden
- EPC rating C
- Freehold





Situated within a popular modern development with countryside field views to the side, this three double bedroomed town house offers well proportioned accommodation over three floors. An excellent opportunity for a growing family, the accommodation features a driveway and integral garage with a low maintenance landscaped garden to the rear not overlooked from beyond. Internally the gas centrally heated the layout offers an entrance hallway, downstairs shower room, double bedroom and utility room. The I-shaped lounge diner and modernised breakfast kitchen with built in appliances can be found on the first floor with two further double bedrooms both with en-suites found on the second floor. Somewhat larger than the exterior would suggest, an internal inspection is essential to truly appreciate the finish and size of the accommodation on offer

Welcome to your new home

Upon entry to the home you are greeted by a welcoming entrance hall, with wood effect flooring and contemporary wall panelling. With a staircase rising to the first floor, useful storage cupboard and access to all of the ground floor layout including a double bedroom, currently being utilized as a snug, with French doors to the garden. A shower room can be found adjacent refurbished with a modern three piece suite comprising a shower cubicle, wash basin with storage and WC, with brick effect tiling and heated towel rail.

The utility room features a range of units with roll top work surfaces with complementary tiled splashbacks. Providing practical space for appliances including plumbing for a washing machine, there is a wall mounted gas central heating boiler and rear access door to the garden.

Moving upstairs

Stairs rise to the first floor landing which serves access to the lounge diner, affording space for both comfortable sitting and formal dining, the I-shaped reception room offers a Juliette balcony to the front elevation. A particular highlight of the home is the upgraded breakfast kitchen, fitted with a range of

wall and base units with complementary work surfaces over and matching splashbacks and soft closing drawers. Features include an inset sink with mixer tap, built in 'Indesit' double oven, 'Lamona' microwave, 'Lamona' four ring gas hob with hood, integrated dishwasher and fridge freezer. Enjoying the use of a breakfast bar, two rear elevation windows fill the room with natural light.

Ascend to the top floor

Moving up to the second floor, you will find bedroom one and two, both larger than normal double bedrooms benefiting from fitted wardrobes and private en-suites.

Due to its impressive size, one of the bedrooms also offers excellent potential to be subdivided to create an additional bedroom, subject to the necessary consents.

Outside

Set back from the road along a private driveway shared with the neighbouring properties, to the front the property enjoys a driveway providing off road parking and giving access to the integral garage measuring 5.60m x 2.79m with light, power and electric door. To the rear is a landscaped garden arranged for low maintenance and offering a paved patio area adjacent to the house as well as a raised decking area to the back both ideal for outdoor entertaining. There is also fencing to boundaries and gated access to the side, PLEASE NOTE: There is a charge of £219.52 every six months for the maintenance of the communal grounds including the play area.

Location

Rearsby is a well-served village situated on the edge of the Wreake Valley, ideally positioned for fast access to Leicester, Melton Mowbray and Loughborough. The north-west Leicester bypass provides direct links to the M1 motorway, making it convenient for commuters.

The village enjoys an active and welcoming community, centred around the local church and primary school, which has received an outstanding Ofsted report. Amenities within the village include a tearoom and two public houses, adding to its rural charm and appeal.

Tenure & Council Tax







We understand the property to be freehold with vacant possession upon completion.
Charnwood - Tax Band D. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

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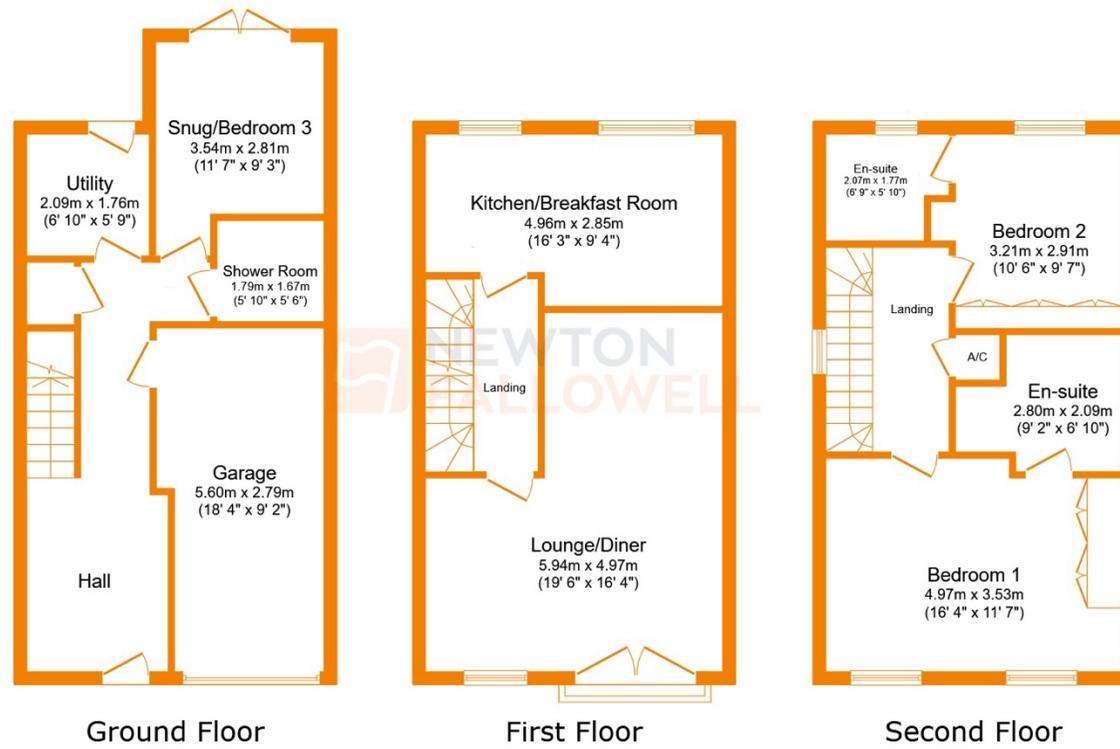
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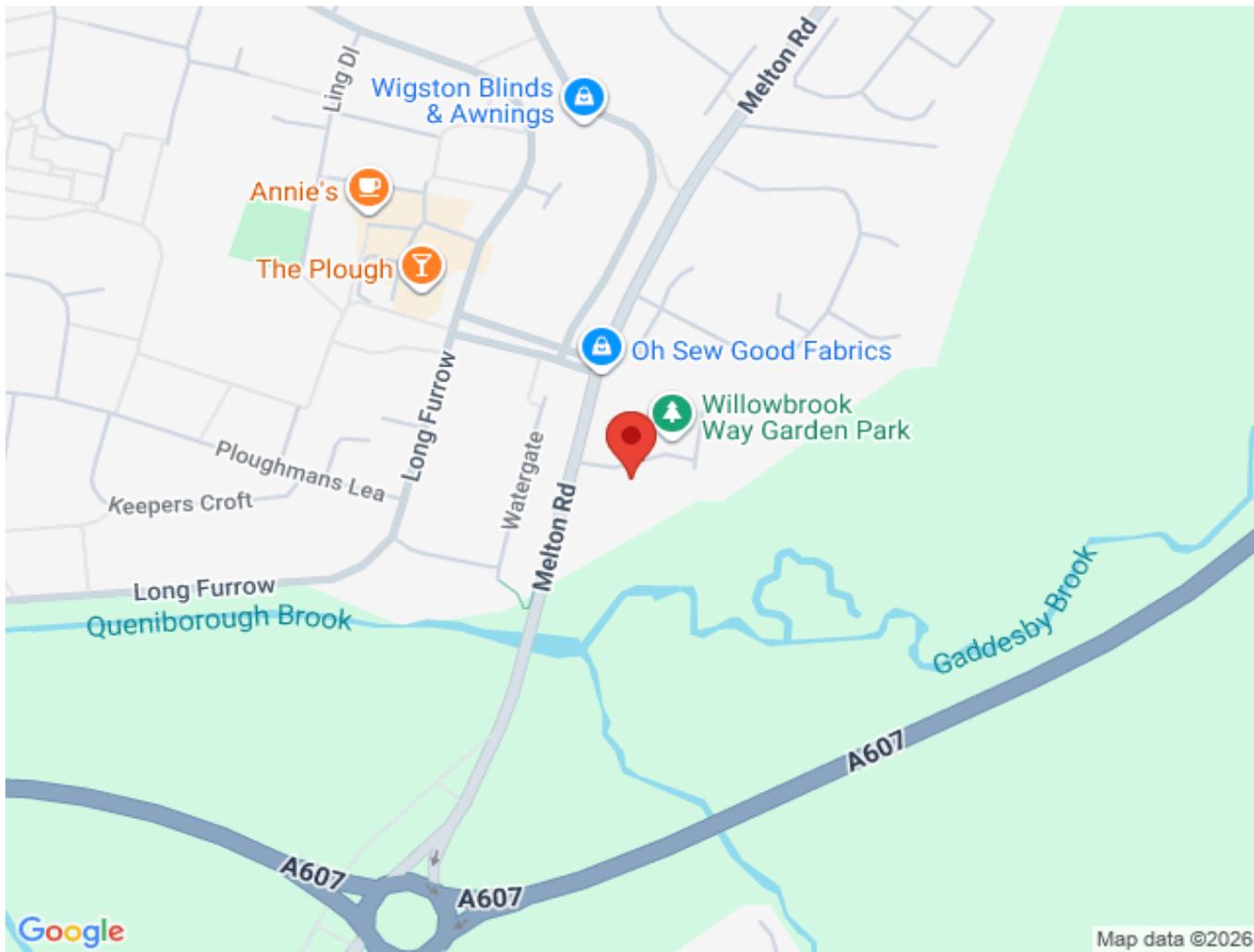






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