



Willowbrook Way, Rearsby, LE7

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£314,950



## Key Features

- Three Double Bedrooms
- Three Storey Mid Town House
- Two En-suites & Shower Room
- Lounge Diner & Breakfast Kitchen
- Driveway to Front & Garage
- Countryside Views
- EPC rating TBC
- Freehold







MODERN FAMILY HOME! - Set within a sought after cul de sac location with countryside views, walk in and be surprised by this three double bedroomed town house providing a perfect opportunity for growing families in search of more space and demands an internal inspection to truly appreciate the size and condition of the accommodation on offer. The gas centrally heated and double glazed layout is arranged over three floors, including an entrance hall, bedroom/snug, utility room and shower room on the ground floor, lounge diner, study/bedroom and full width breakfast kitchen on the first floor, with two further double bedrooms found on the second floor, both having ensuite's. Occupying a plot which includes a driveway providing off street parking leading to a single integral garage, with a garden to the rear. An early viewing is strongly recommended.

### Accommodation

Front entrance door opens into the:

### Entrance Hallway

Walk in and be surprised, the larger than average entrance hall offers plenty of space for coats and shoes and is presented with wood effect flooring. With useful under stairs space ideal for a study area. There is also a central heating radiator, staircase rising to the first floor and a door leading to the garage.

### Utility Room

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, central heating radiator and rear access door to the garden.

### Bedroom Three/Snug

Enjoying french doors to the garden, there is wood

effect flooring, central heating radiator and neutral decor. Currently being used as a snug, this room would equally make a fabulous bedroom or playroom.

### Shower Room

Fitted with a white three piece suite comprising a shower enclosure, low level wc and pedestal wash basin, all with complementary partly tiled walls. There is also a wall mounted extractor fan and a central heating radiator.

### First Floor Landing

Stairs rise from the entrance hall to the first floor landing which gives access to the lounge diner and breakfast kitchen, having a further staircase rising to the second floor. With a central heating radiator and carpet flooring.

### Lounge Diner

Affording space for comfortable sitting and formal dining, the primary living space offers a Juliette balcony to the front elevation with made to measure shutter blinds, with two central heating radiators, feature wall, wood effect flooring and TV point.

### Home Office

Ideal for use as a home office, games room or bedroom, there is a window to the front elevation, carpet flooring, feature wall and aerial point.

### Kitchen Diner

Perfect for family living or those occasions when entertaining, the breakfast kitchen is fitted with a modern range of units with complementary tiled splashbacks and offers space for a table and chairs. Features include a built in oven with gas hob over and extractor hood above, inset sink and drainer unit with mixer tap, space for dishwasher and fridge freezer. With two rear elevation windows and a central heating radiator.

### Second Floor Landing

Presented with carpet flooring, there access to two double bedrooms.

### Bedroom One

A larger than normal double room enjoys the use of built in wardrobes, with wood effect flooring, two front









elevation windows with made to measure blinds and access to it's own en-suite.

### En-suite Bathroom

Fitted with a four piece suite comprising a bath, low level wc, shower enclosure and countertop bowl with storage beneath, all with complementary tiled surrounds. Having an extractor fan, ceiling speakers, spotlighting and a heated towel rail.

### Bedroom Two

A double room enjoying the use of built in wardrobes, with a double glazed window allowing countryside views, central heating radiator and carpet flooring. A door leads to the:

### En-suite Shower Room

Fitted with a white three piece suite comprising a shower enclosure, low level wc and pedestal wash basin with complementary tiled surrounds. With an extractor fan, central heating radiator and an obscure rear elevation window.

### 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 with light and power. To the rear is a mainly laid to lawn garden 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 leading beyond the neighboring properties. Please note there is a charge of £219.52 every six months for the maintenance of the communal grounds including the play area.

### 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.





## Need Independent Mortgage Advice?

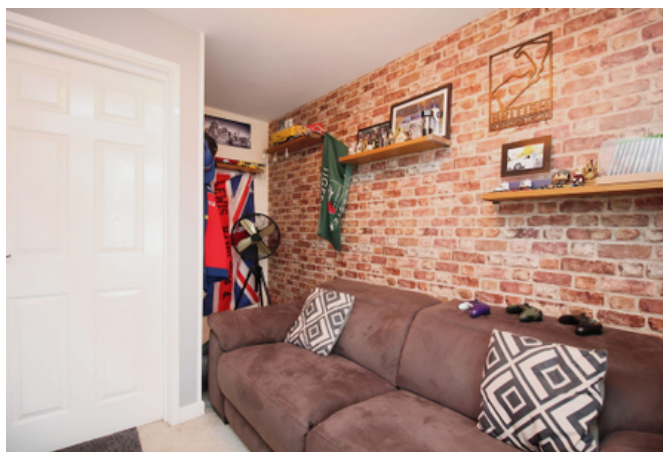
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## Making an Offer

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). You will also be asked to provide us with proof of how you will be funding your purchase. Please note that when making an offer, if you are taking out a mortgage, you will also be asked to have a no obligation chat with our 'in branch' mortgage adviser to confirm your affordability. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

## Agents Note

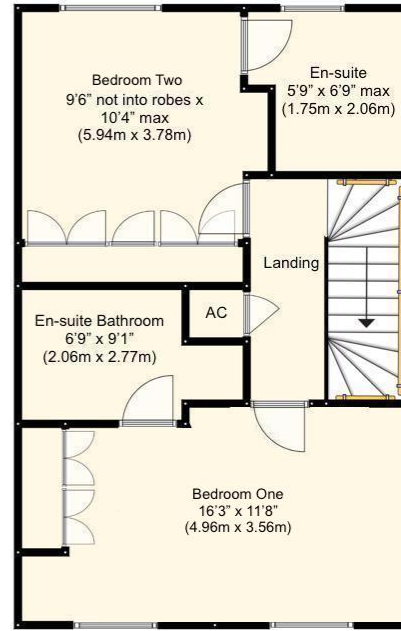
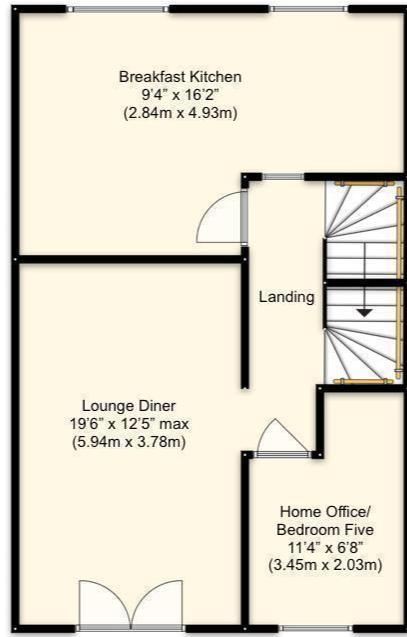
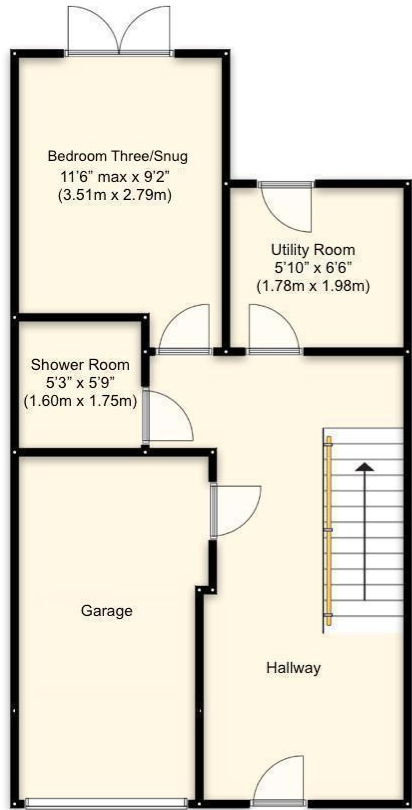
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