



New Avenue, Rearsby, LE7

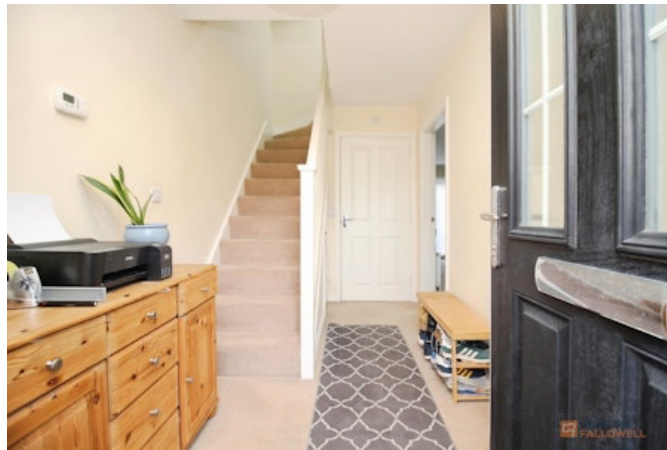
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£250,000



Key Features

- Three Well Proportioned Bedrooms
- End Town House
- Cul De Sac Location
- Open Plan Living Kitchen Diner
- Master With En-suite Shower Room
- Sought After Village Location
- EPC rating C
- Freehold





CUL DE SAC POSITION! - Fall in love with this contemporary three bedroom end town house enjoying a desirable cul de sac position within the sought after Wreake Valley village of Rearsby. An ideal first purchase, family home or option for someone looking to downsize from a larger family home, the gas centrally heated and double glazed layout comprises an entrance hall, convenient downstairs wc, open plan living kitchen diner, a first floor landing which gives access to master bedroom with an en-suite shower room, two further practical bedrooms and a bathroom. The plot offers a lawned garden to the rear as well as off road parking. Any viewing is strongly recommended to avoid disappointment.

Accommodation

Front entrance door opens into the:

Entrance Hallway

Presented with carpet flooring, the entrance hallway is presented with neutral decor and offers a central heating radiator, staircase rising to the first floor, useful storage cupboard and doors to all of the ground floor accommodation.

Ground Floor WC

Fitted with a two piece suite comprising a low level wc and wash hand basin with mixer tap. There is also a central heating radiator and extractor fan.

Open Plan Living Kitchen Diner

The heart of the home, a particular selling feature of the accommodation is the open plan living space consisting of a kitchen, comfortable sitting areas and space for formal dining. this area of the home is perfect for families and those occasions when entertaining. Upon entry from the entrance hall, you walk into the kitchen diner area offering ample space for table and chairs and fitted with a range of wall mounted and base units with complementary roll edge work surfaces over, tiled splashbacks, front elevation window and central

heating radiator. Features include a built in oven with hob and extractor hood above, concealed wall mounted central heating boiler, inset 1.5 sink and drainer unit with mixer tap and space for fridge freezer and washing machine. Open access leads through to the living area enjoying access to the garden. With carpet flooring, further central heating radiator and a rear elevation window.

First Floor Landing

Giving access to the bedrooms and bathroom, with carpet flooring, central heating radiator, built in cupboard and hatch to the loft space.

Bedroom One

A neutrally decorated double room enjoying views of the garden through a double glazed window, with carpet flooring, central heating radiator and a door to the:

En-suite Shower Room

Fitted with a contemporary three piece suite comprising a walk in shower enclosure, wash hand basin and wc, with partially tiled walls.

Bedroom Two

A second double room offering a window to the front elevation, carpet flooring and a central heating radiator.

Bedroom Three

A practical third bedroom offering a window to the rear elevation, carpet flooring and a central heating radiator.

Bathroom

Fitted with a three piece suite comprising a bath, wash hand basin and wc, with complementary tiled surrounds. With a heated towel rail, shaver point, obscure front elevation window and an extractor fan.

Outside

The property enjoys a desirable cul de sac position, with the plot firstly offering a lawned front garden with a pathway leading to the front door. To the rear is a mainly laid to lawn garden not overlooked from beyond, with fencing to boundaries, patio area and timber shed. Gated access to the back leads to the allocated parking space.





Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood - Tax Band C. 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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