



Willowbrook Way, Rearsby

Leicester, Leicestershire, LE7 4YW

£299,950



Situated within a popular modern development, this three bedroom property offers well proportioned accommodation over three floors. An excellent opportunity for a growing family the accommodation features a larger than normal main bedroom with built in wardrobes and an en-suite shower room. To the side of the property there is off street parking, garage which has been partially converted into an office and a lawned rear garden. Internally the gas centrally heated layout includes an entrance hall, lounge with bay, open plan kitchen diner and wc. Two double bedrooms and a family bathroom can be found on the first floor and the aforementioned main bedroom to the top floor. An internal inspection is essential to truly appreciate the accommodation on offer.

Accommodation

Front entrance door opens into the:

Entrance Hall

With a staircase rising to the first floor, tiled flooring and a door leading to the:

Lounge

15'8" not into bay x 12'1" max (4.78m not into bay x 3.68m max)

Enjoying a walk in bay window to the front elevation, the primary living space is presented with wood effect flooring. Having two central heating radiators and a door leading to the:

Kitchen Diner

9'7" x 15'8" (2.92m x 4.78m)

The full width kitchen diner is fitted with a range of wall mounted and base units with complementary work surfaces over and tiled splashbacks. Features include a built in oven, four ring gas hob with extraction hood above, inset sink and drainer unit with mixer tap, concealed central heating boiler and space for appliances. Offering space for a table and chairs, there is a central heating radiator, rear elevation window and patio doors to the garden. There is also a door leading to the:

Ground Floor WC

Fitted with a two piece suite comprising a wash hand basin and WC, with tiled flooring and a central heating radiator.

First Floor Landing

A staircase rises to the first floor landing which leads to the family bathroom and two double bedrooms, having a concealed staircase which rises to the second floor, carpet flooring, built in airing cupboard and central heating radiator.

Bedroom Two

13'10" not into robes x 8'8" (4.22m not into robes x 2.64m)

Enjoying the use of built in wardrobes, bedroom two is a comfortable double and offers a window to the front elevation, carpet flooring and a central heating radiator.

Bedroom Three

9'7" x 8'8" (2.92m x 2.64m)

With a window to the rear elevation, carpet flooring and a central heating radiator.

Bathroom

6'2" x 6'6" (1.88m x 1.98m)

Fitted with a three piece suite comprising a bath, wash hand basin and wc, with complementary tiled surrounds. There is also a central heating radiators, shaver point and a window to the rear elevation.

Bedroom One

14'8" not into robes x 15'8" max (4.47m not into robes x 4.78m max)

A concealed staircase rises to the second floor bedroom one suite which has an open galleried landing leading to a larger than average bedroom area with characterful sloped ceilings and a window overlooking the cul de sac location. There is also built in wardrobes, carpet flooring and a central heating radiator. A door leads to the:

En-suite Shower Room

6'9" x 6'7" (2.06m x 2.01m)

Fitted with a three piece suite comprising a shower, wash hand basin and wc, with velux window and a central heating radiator.

Outside

Set along a pathway, the plot offers a low maintenance frontage. Gated access to the side leads to a low maintenance garden at the rear not overlooked from beyond boasting a synthetic lawn. With a patio area adjacent to the accommodation ideal for outdoor sitting and entertaining. With fencing to boundaries, outside tap and socket. A door leads to the converted garage. There is also a driveway located to the side.

Please note there is a charge per annum for the maintenance of the communal grounds.

Home Office

13'3" x 8'2" (4.04m x 2.49m)

Formally the garage, the currently owners have cleverly created a space to work from home. With a fitted desk, wood effect flooring and spotlighting. A door leads to a useful storage cupboard measuring 3'2" x 8'3".

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood Council - 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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Money Laundering

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Agents Note

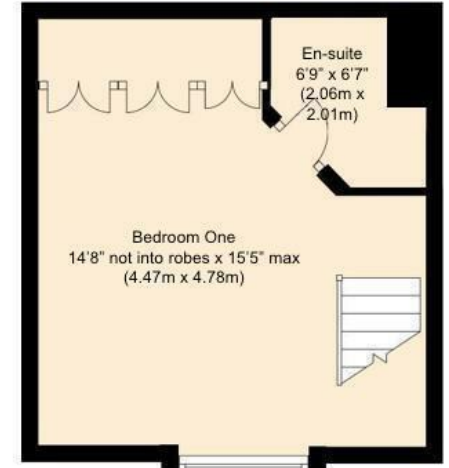
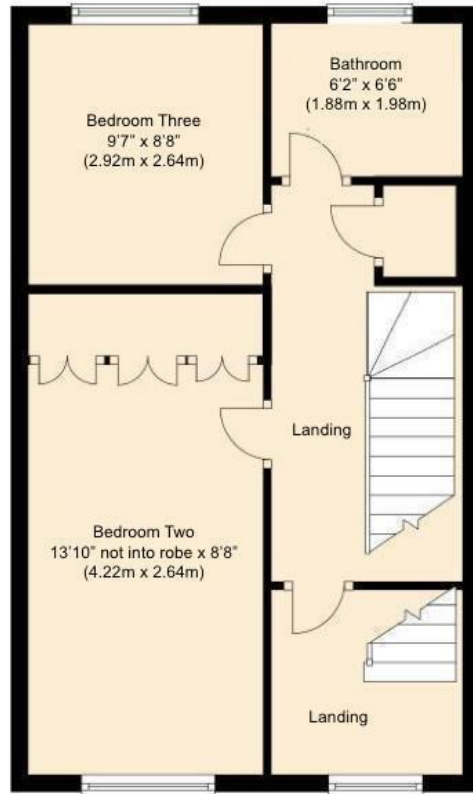
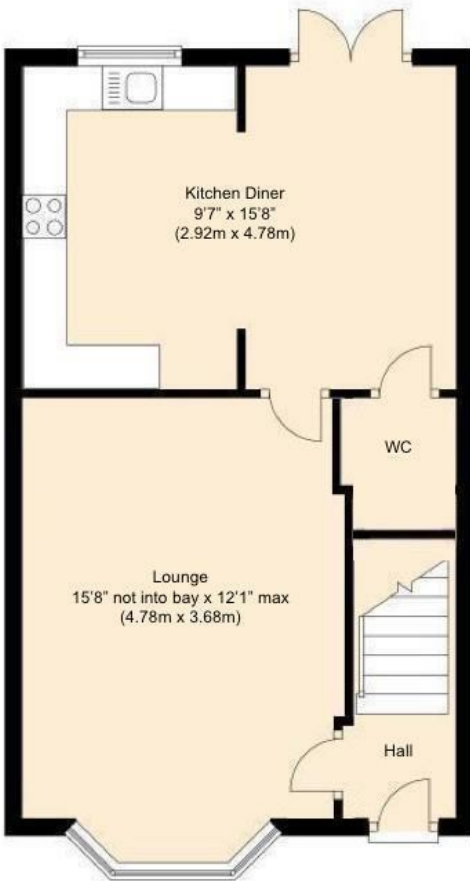
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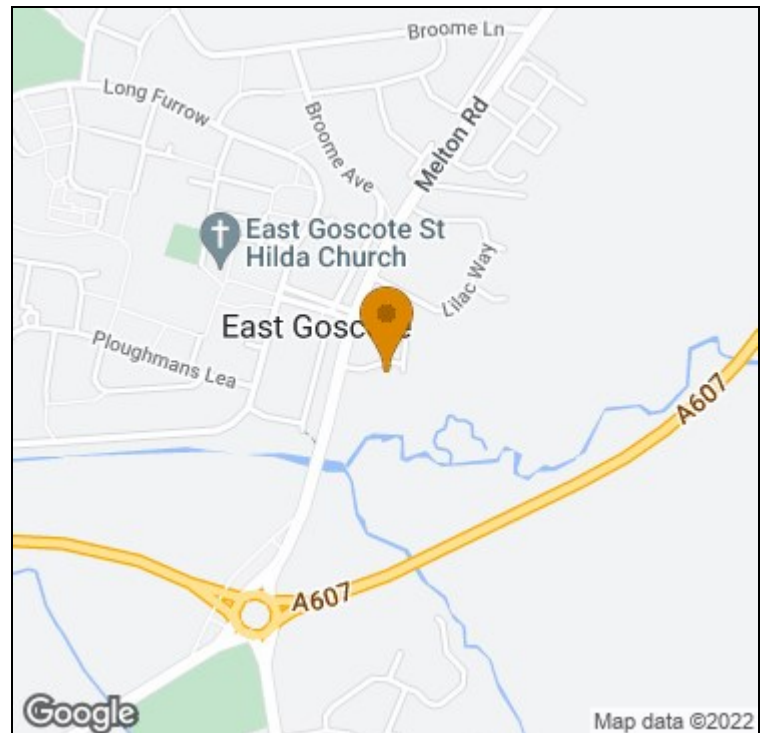
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		75	87
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		



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