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Willowbrook Way
Rearsby

- Impressive three-storey semi-detached family home
- Situated within the desirable village of Rearsby
- Bright first-floor sitting room filled with natural light
- Contemporary fitted kitchen/dining area
- Flexible ground floor with bedroom and shower room
- Generously sized bedrooms across all three floors
- Private rear garden, garage, and off-road parking
- Excellent commuter access via A46
- EPC Rating C / Council Tax Band D / Freehold

An impressive three-storey family home situated within the highly sought-after village of Rearsby, offering spacious and versatile accommodation perfectly suited to modern family living. The property features a bright first-floor sitting room, a contemporary kitchen/dining area ideal for entertaining, flexible ground floor accommodation, and generously sized bedrooms arranged across three floors, providing excellent practicality for growing families or those working from home.

Externally, the property benefits from a private rear garden, garage, and off-road parking, combining convenience with attractive outdoor space. Positioned within a peaceful residential setting, Willowbrook Way enjoys close proximity to surrounding countryside walks, local village amenities, and excellent commuter links via the nearby A46, making it an ideal opportunity for buyers seeking both space and village living.

Accommodation:

Situated within the desirable village of Rearsby, Willowbrook Way is an impressive three-storey family home offering spacious, versatile, and well-presented accommodation throughout. Designed with modern family living in mind, the property combines generous room proportions with practical features, making it ideal for growing families and those seeking flexible living space.

Upon entering the property, you are welcomed by a bright and inviting entrance hall leading to the ground floor accommodation, which includes well-proportioned bedrooms, a useful utility room, and the added convenience of a downstairs WC. The layout offers excellent flexibility for modern family requirements, guest accommodation, or home working.

The main living accommodation is positioned on the first floor, creating a bright and elevated living space ideal for both relaxing and entertaining. The spacious sitting room benefits from an abundance of natural light, while the contemporary fitted kitchen/dining area forms the heart of the home, offering ample worktop and storage space together with room for family dining and social gatherings.

The upper floor continues to impress with additional generously sized bedrooms and further family accommodation, with the top floor providing an excellent private bedroom suite or peaceful retreat, adding to the overall versatility of the property.

Gardens and land:

Externally, the property benefits from a private rear garden providing an excellent outdoor space for families, entertaining, or relaxing during the warmer months. To the front, there is off-road parking together with a garage, offering additional storage and practical everyday convenience.

Location:

Rearsby is a highly regarded and picturesque Leicestershire village situated between Leicester and Melton Mowbray. Surrounded by attractive countryside, the village offers a peaceful semi-rural lifestyle whilst remaining conveniently positioned for commuting via nearby road links including the A46. The area is popular with families and professionals alike due to its welcoming community atmosphere, nearby local amenities, countryside walks, traditional village pubs, and access to reputable schooling in surrounding areas. Willowbrook Way enjoys a pleasant residential setting within this sought-after location, making it an excellent opportunity for buyers seeking both space and village living.

Method of Sale:

The property is offered for sale by Private Treaty.

Measurements:

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:

Freehold. There is a service charge of £440 pa.

Local Authority:

Charnwood Borough Council, Southfields, Loughborough, Leics, LE11 2TU. Council Tax Band D.

Viewings:

Viewing strictly by appointment only via sole selling agent, Alexanders of Melton Mowbray, 21 Market Place, Melton Mowbray, LE13 1XD.

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Services:
The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

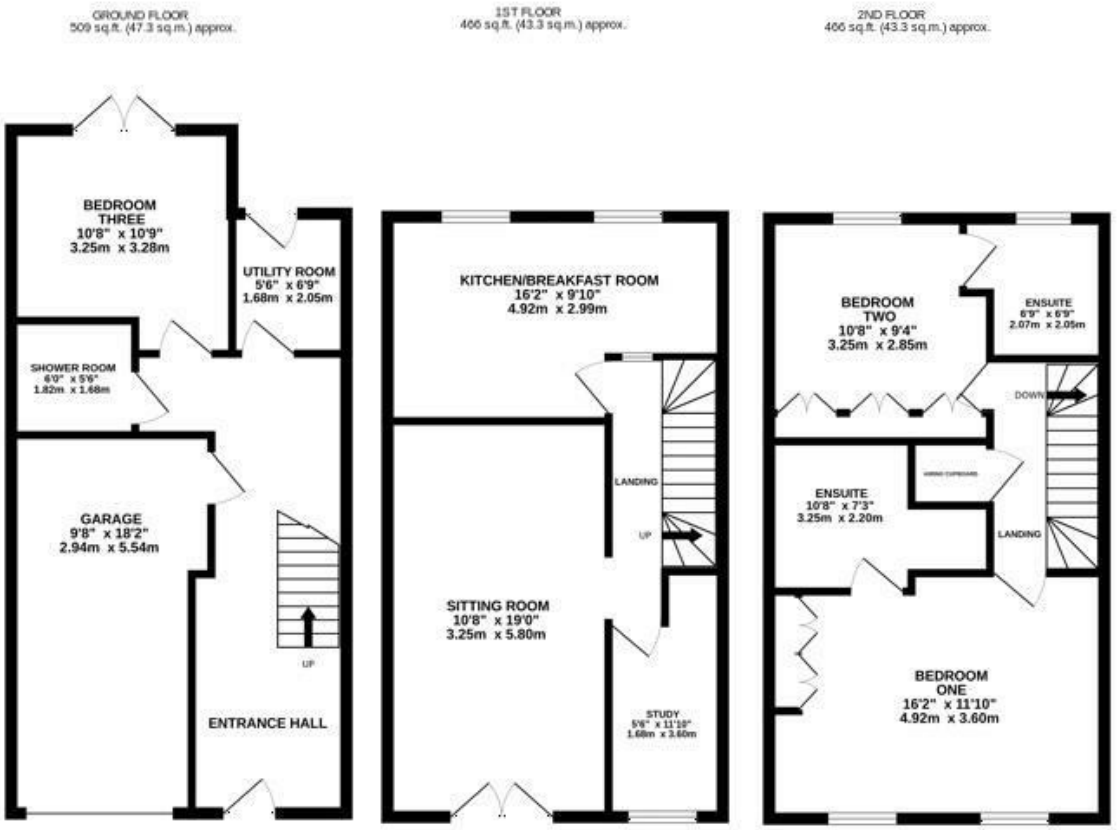
Public Rights of Way, Wayleaves & Easements:
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Technical Information:
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Money Laundering:
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note:
These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.



TOTAL FLOOR AREA : 1440 sq.ft. (133.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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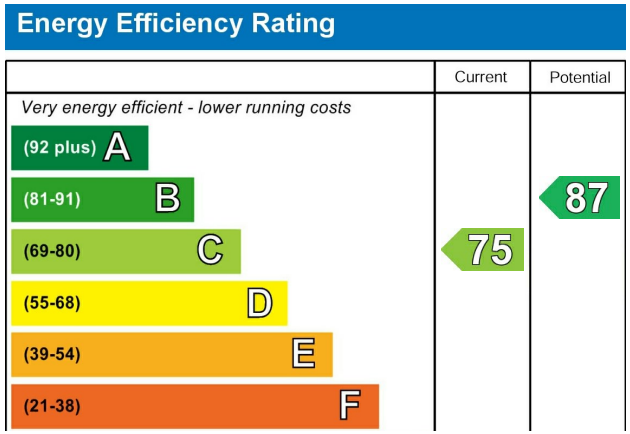

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