



Rectory Road, Wanlip, LE7



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£625,000



Key Features

- Executive Detached Family Home
- Four/Five Bedrooms
- Particular Private Plot With Open Views to Rear
- Boasting Amazing Potential For Renovation & Extension
- Sought After Village Location, Ideal for Major Road Links
- Ground Floor WC
- EPC rating TBC





A wonderful opportunity to acquire a unique and individual detached family home offering extensive gardens with ample off road parking, integral garage and well proportioned living accommodation with further extension potential (subject to the necessary consents). Set back from the road, the property already offers sizeable living space with large windows to the rear enjoying the views over the garden. The layout in brief comprises porch, reception hall with fitted bar, lounge, formal dining room, kitchen, utility and guest WC. To the first floor are four bedrooms, a further double bedroom accessed via one of the bedrooms and a family bathroom with a four piece suite. Ideal for a young and growing family, the property is situated in the popular village of Wanlip, which offers countryside walks, swift access to the amenities offered by Birstall and Syston as well as to Leicester, Loughborough and the M1.

Welcome to your new home

Upon entering the home, you're welcomed into a practical porch, leading through to an inviting entrance hall. From here, a staircase rises to the first floor, with access to a guest WC and an open-plan sitting area, perfect for entertaining, featuring sliding doors to the garden and a built-in bar. The bright and airy lounge is flooded with natural light, thanks to dual-aspect windows. The kitchen is fitted with a range of wall and base units, complemented by roll-edge work surfaces, tiled splashbacks, a built-in oven, hob with extractor hood, and a double sink. Open access leads to the formal dining room, which also enjoys sliding doors opening onto the rear garden. A handy storage/utility area is accessible from the kitchen, with an internal lobby providing convenient access to the integral garage.

Moving Upstairs

Stairs rise to the first-floor landing, providing access to

four well-proportioned bedrooms, three of which are generous doubles featuring built-in wardrobes. A fifth double bedroom, benefitting from dual-aspect windows, is accessed via one of the other rooms, also ideal for use as a guest room, home office, or dressing room. Completing the first floor is the family bathroom, fitted with a four-piece suite including a bath, separate shower enclosure, wash basin, and WC, along with a built-in airing cupboard for added storage.

Outside

One of the standout features of this property is undoubtedly the generous plot it occupies and the exciting potential it offers. The eye-catching driveway provides ample off-road parking for multiple vehicles and leads to an integral garage, complete with lighting, power, and an electric door. A lawned area at the front, framed by mature trees, enhances the sense of privacy and curb appeal. To the rear, the garden enjoys open views over fields, with a spacious lawn and patio areas to the sides, perfect for outdoor entertaining or relaxation.

Location

Wanlip is a charming and unspoilt village, ideally located with easy access to excellent local amenities in nearby Birstall and Syston. It also offers convenient transport links to Leicester city centre, Loughborough, and Melton Mowbray. The nearby north-west Leicester bypass provides quick connections to the M1 and A46, making it an excellent base for commuters.

Tenure & Council Tax

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

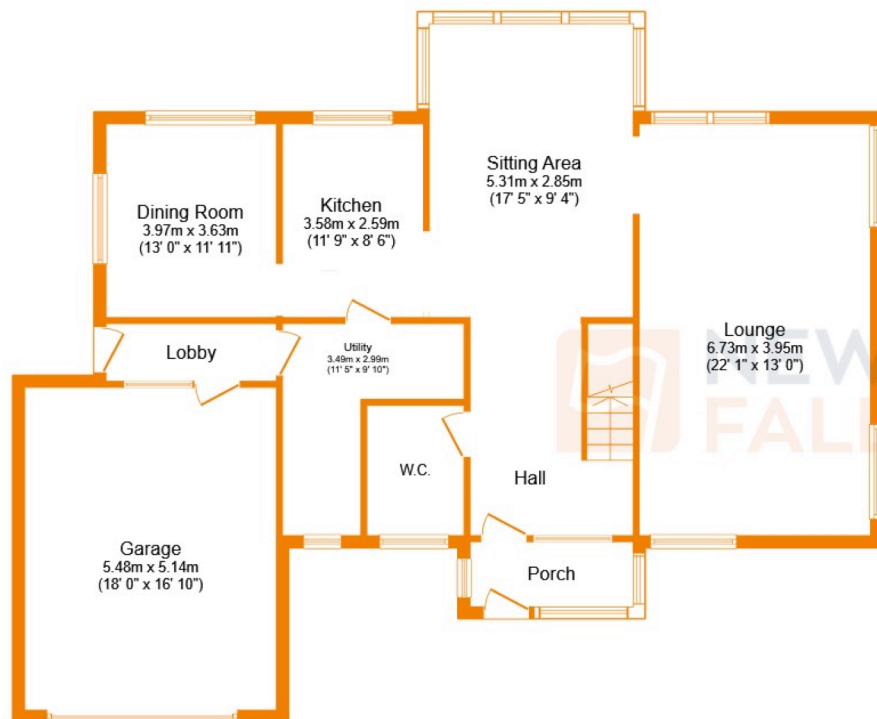
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

Free Property Valuations

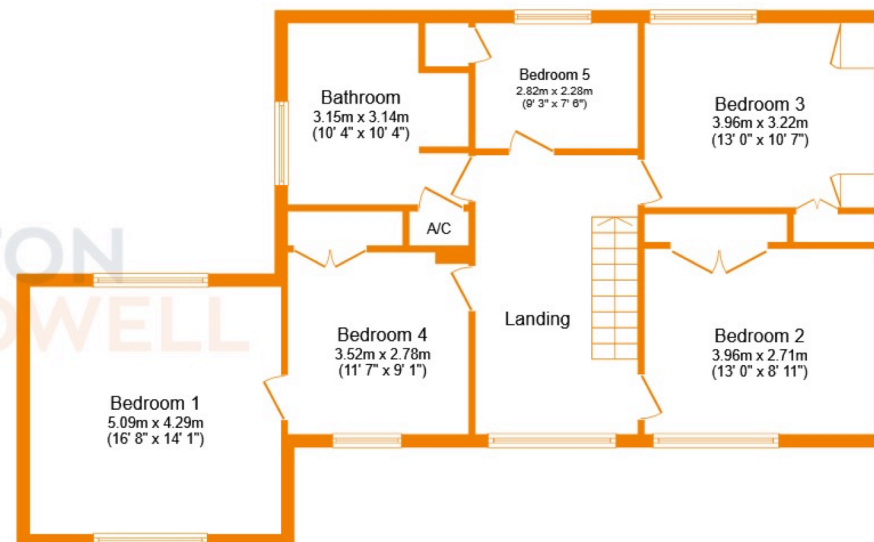
If you have a house to sell then we would love to provide you with a free no obligation valuation.



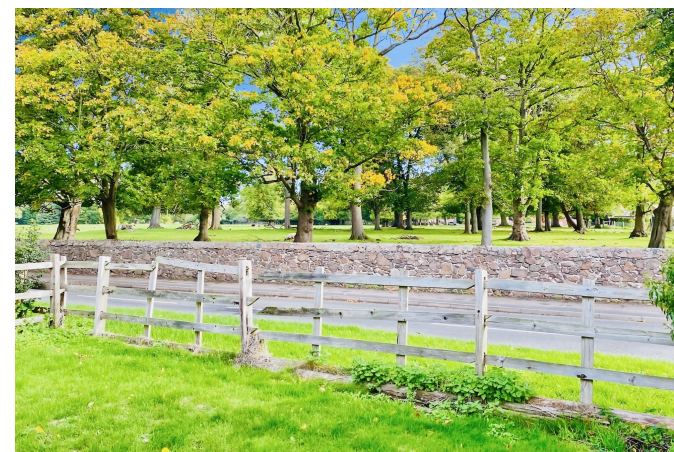
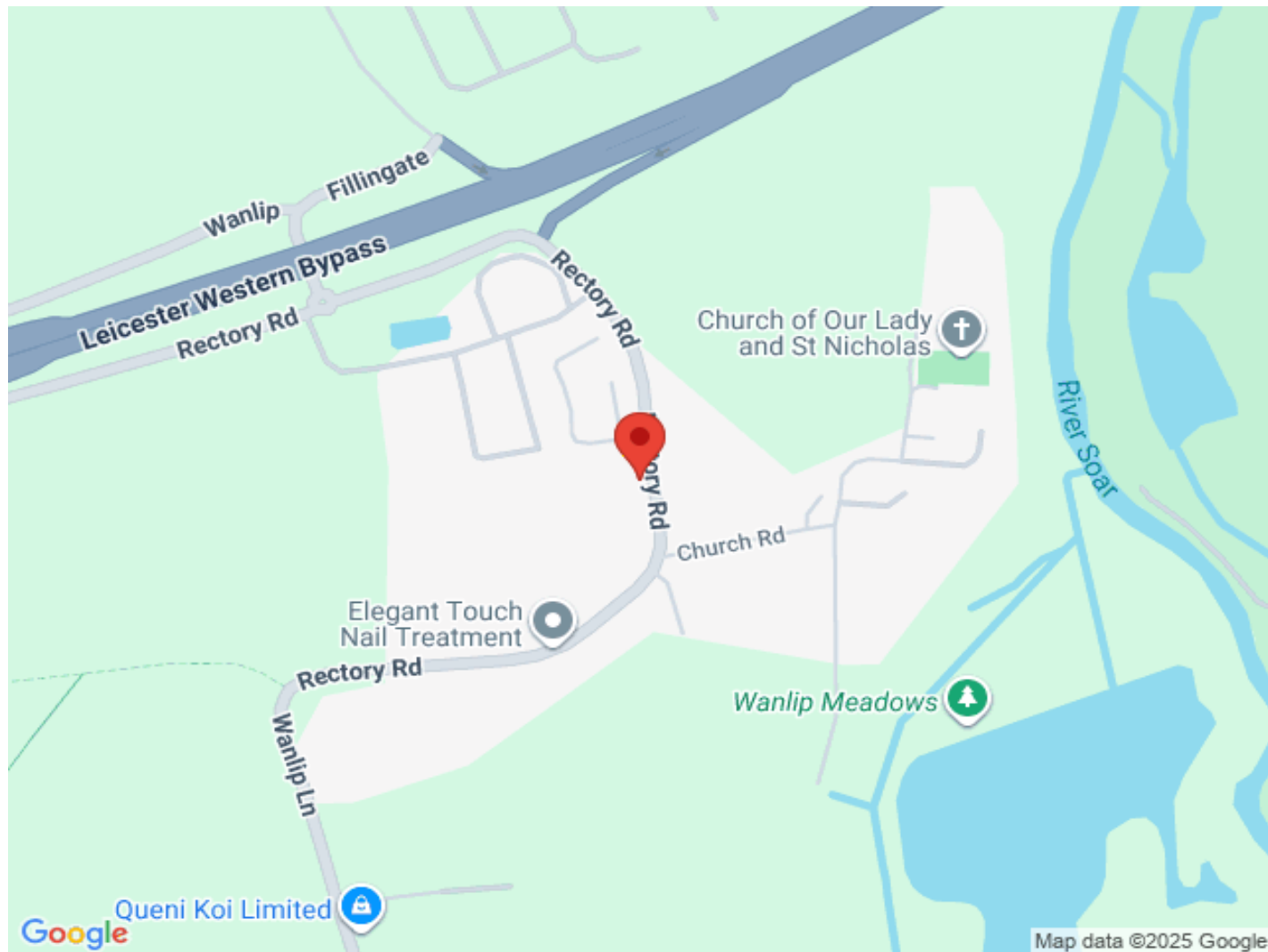




Ground Floor



First Floor



 **NEWTONFALLOWELL**