



# New Avenue | Rearsby

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Set in a cul-de-sac and located in the highly desirable village of Rearsby, this beautifully presented home is immaculately presented throughout and offers flexible accommodation. The property was built by Jelson's in 2015 and has upgraded specification throughout.

- Immaculately presented mid-town house built by Jelson's in 2015
- Open plan breakfast kitchen and living space
- Extended by the current owner creating a flexible, spacious family dining area
- Three good sized bedrooms including a main bedroom with En-suite
- Off road parking for two vehicles
- Private low maintenance rear garden

## LOCATION

Rearsby is a popular village with a mix of old period properties, a parish church, local amenities and a school. The village also offers a thriving community and excellent commuter links to Leicester, Nottingham and wider afield. Surrounded by countryside, Rearsby offers both excellent living style for families and professionals alike. More extensive local facilities and amenities are available at nearby Syston.







## GROUND FLOOR

Entering via the hallway with access to a downstairs W/C and an understairs storage area.

On the ground floor, you will find an open-plan breakfast kitchen situated at the front of the property. This well-appointed kitchen features a built-in oven, gas hob, and extractor fan. There is also space for additional appliances such as a dishwasher, washing machine, and fridge freezer, making it both functional and versatile.

The open plan living room has a warm and welcoming atmosphere, enhanced by spotlights that create a bright yet cosy feeling. An archway leads from the lounge into the extended dining area. This impressive space boasts Velux windows and modern bi-fold doors, flooding the room with natural light and offering a contemporary setting for family living.

## FIRST FLOOR

Upstairs, the property features three well-appointed bedrooms, including two double rooms and a single bedroom. The primary bedroom, located at the rear of the property, offers the convenience of built-in wardrobes featuring sleek sliding mirror doors. This room also benefits from an en-suite shower room.

The family bathroom includes a modern three-piece white suite and is extensively tiled, creating a fresh and clean aesthetic. Additional features such as a heated towel rail and extractor ensures an efficient space.

## OUTSIDE

The property has off-road parking to the front and a second allocated space at the rear in a communal car park. The easy to maintain garden has been beautifully landscaped with artificial grass and a sunken seating area, perfect for relaxing.





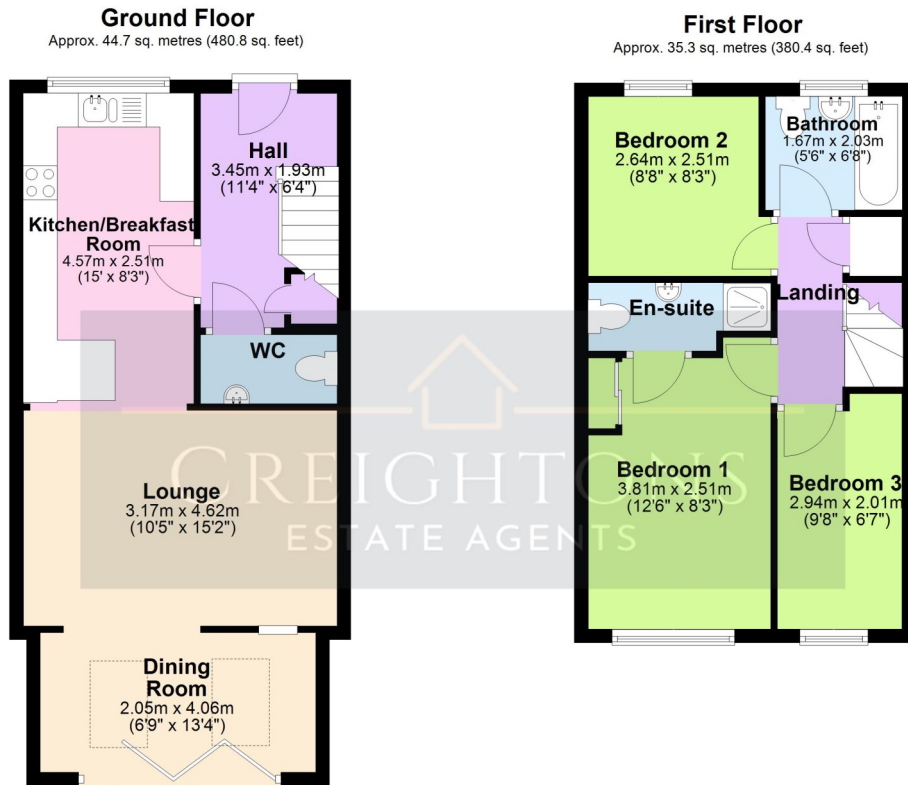
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## SERVICES

All mains services are available and connected.

## COUNCIL

Charnwood Borough Council. Council tax band C.



Total area: approx. 80.0 sq. metres (861.3 sq. feet)

The floor plans are not to scale and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose.  
Plan produced using PlanUp.

### 3 New Avenue, Rearsby

#### DISCLAIMER

We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Creightons Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





