



Sinclair

6 Nurseryman Way, Rearsby, Leicestershire, LE7 4ZD

Offers Over £305,000

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Property at a glance

- Sought After Village Location
- Feature Master Suite
- Downstairs Cloaks / WC
- Council Tax Band*: C
- Accommodation Over Three Floors
- Private Rear Garden
- Driveway & Garaging
- Price: £305,000

Overview

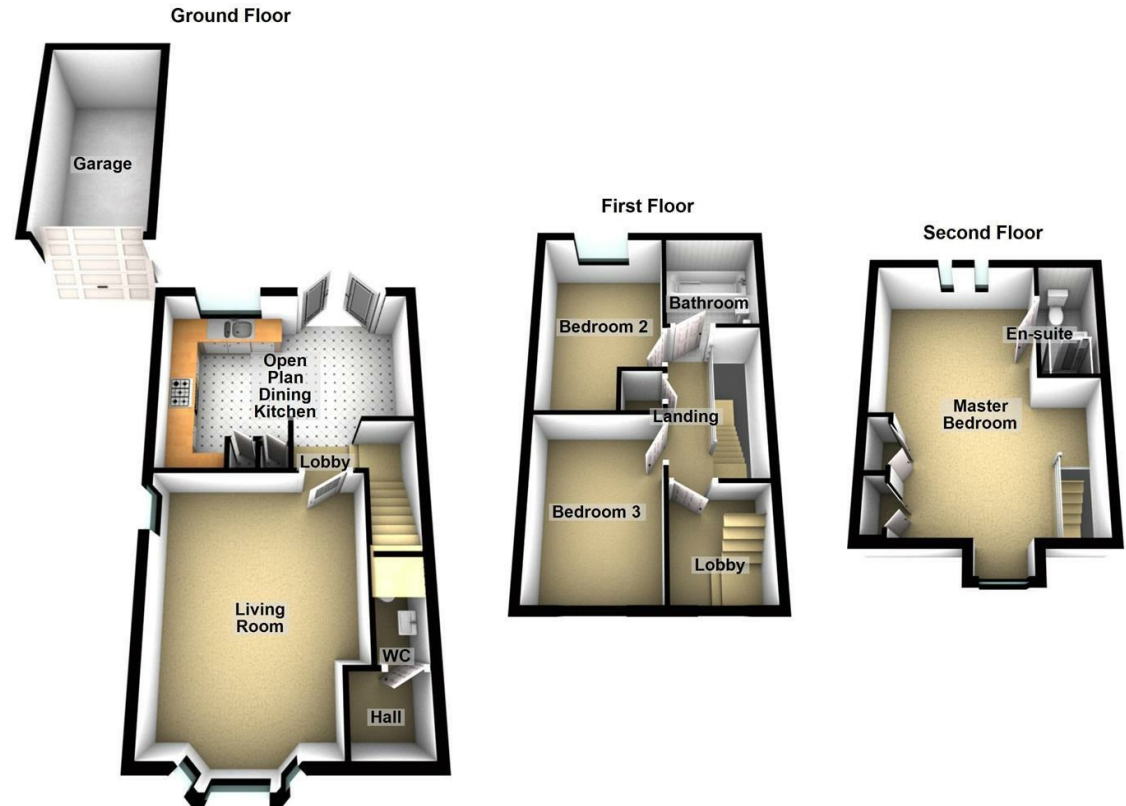
Set back from Nurseryman Way this three double bedded semi detached residence has accommodation laid over three floors which in brief comprises: hall, living room, open plan family dining kitchen and downstairs WC. On the first floor a landing gives way to two double bedrooms, family bathroom and a lobby area with stairs accessing the master suite. The master suite is located to the top floor with a well proportioned bedroom area and en suite shower room. Outside there are low maintenance gardens to the front and rear, with the rear enjoying privacy to the plot and having an additional garden section to the rear of the garage. Driveway providing off road car standing and a detached brick built garage.

Location**

The Wreake Valley village of Rearsby is in North-East Leicestershire, on the main Leicester-Melton (A607) road. The picturesque village has retained its rural character and strong community spirit. The River Wreake passes just beyond the village at Rearsby Mill and is joined by the Rearsby's brook which passes through the centre of the village and under the (medieval) seven-arch bridge. A popular starting point for walkers, it forms part of the Leicestershire Round. There are two pubs (Horse and Groom & The Wheel), St Michael & All Angels primary school and nearby Syston town offers plentiful shopping facilities and amenities. Nearest Airport: East Midlands (22.4 miles) Nearest Train Station: Syston (2.9miles) Nearest Town: Syston (2.9miles) Nearest Motorway Access: M1 (J21a)



** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.



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Detailed Accommodation

Entrance door with inset security spyhole through to an entrance hall.

ENTRANCE HALL

The entrance hall has a radiator, panel doors accessing the downstairs cloakroom / WC and the main living room.

DOWNSTAIRS CLOAKROOM / WC

The downstairs cloakroom / WC is fitted with a white contemporary two piece suite comprising: low flush WC, pedestal wash hand basin with chrome mixer tap, radiator and half tiled walls.

LIVING ROOM

15' x 12'3" (4.57m x 3.73m)

(Not including bay window)

uPVC double glazed bay window to the front elevation, two radiators, uPVC double glazed window to the side elevation, door accessing an under stair storage cupboard and door accessing the open plan family dining kitchen.

OPEN PLAN FAMILY DINING KITCHEN

15'5" x 10'5" max x 7'10" (4.70m x 3.18m max x 2.39m)

The kitchen area has a single drainer stainless steel sink unit with contemporary style mixer tap over and cupboards under. Fitted units to the wall and base, wood effect roll edge work surface with matching up stand, stainless steel gas hob with oven under and extractor fan over, integrated dishwasher, fridge, freezer and washing machine. uPVC double glazed window to the rear elevation overlooking the garden, a wall mounted and concealed gas boiler and under unit lighting.

To the dining area is a radiator, uPVC double glazed doors to the rear elevation accessing the garden and stairs accessing the first floor.

ON THE FIRST FLOOR

On the first floor a landing has panel doors accessing two double bedrooms and family bathroom. Airing cupboard housing the hot water cylinder and door accessing a lobby area which in turn accesses the master suite to the second floor.

BEDROOM TWO

13'6" max x 11'6" min x 8'8" (4.11m max x 3.51m min x 2.64m)

uPVC double glazed window to the rear elevation. Radiator.

BEDROOM THREE

12' x 8'7" (3.66m x 2.62m)

uPVC double glazed window to the front elevation. Radiator.

FAMILY BATHROOM

The family bathroom is fitted with a white three piece contemporary suite comprising: panel bath with chrome mixer tap, low flush WC, pedestal wash hand basin with chrome mixer taps, tiled splash backs, heated chrome towel rail and uPVC double glazed opaque glass window to the rear elevation.

LOBBY AREA

The lobby area has an under stair storage space with radiator, uPVC double glazed window to the front elevation and balustrade staircase accessing the master suite.

ON THE SECOND FLOOR

The top floor opens to a master suite which is a particular feature of sale.

MASTER SUITE

19' x 15'6" max x 11'4" min (5.79m x 4.72m max x 3.45m min)

(With some restricted head height)

Dormer uPVC double glazed window to the front elevation, two double glazed skylight windows to the rear elevation, two radiators, fitted wardrobe / cupboards and door accessing the en suite shower room.

EN SUITE SHOWER ROOM

The en suite shower room is fitted with a white contemporary three piece suite comprising: double width shower cubicle with thermostatic shower and door screening, low flush WC, pedestal wash hand basin and heated towel rail.

OUTSIDE

The property occupies a pleasant position set back from Nurseryman Way, the front garden has a variety of mature plants and shrubs, slabbed pathway accessing the entrance door and a tarmac driveway with block edging providing off road car standing which in turn leads to the detached brick built garage. Gated access to the rear garden.

The rear garden is another feature of sale offering privacy to the plot and is larger than average with an additional garden section located to the rear of the garage. The garden is of low maintenance with generously proportioned slabbed patio area, variety of plants, shrubs and trees and a lawned garden area with timber screen fencing to the rear of the garage.

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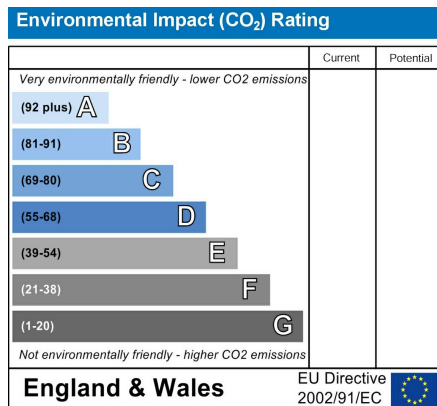
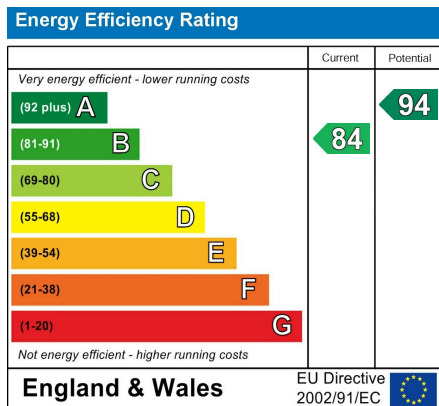
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Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

** All distances have been taken from Google maps and must be taken as approximate.

Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

Tenure

We are advised by the vendor(s) that the premises are Freehold

These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

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