

The Sinclair logo is a dark blue rectangle with the word "Sinclair" in white, serif font.

Sinclair



80 Rectory Road, Wanlip, Leicestershire, LE7 4PL

£625,000

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Property at a glance

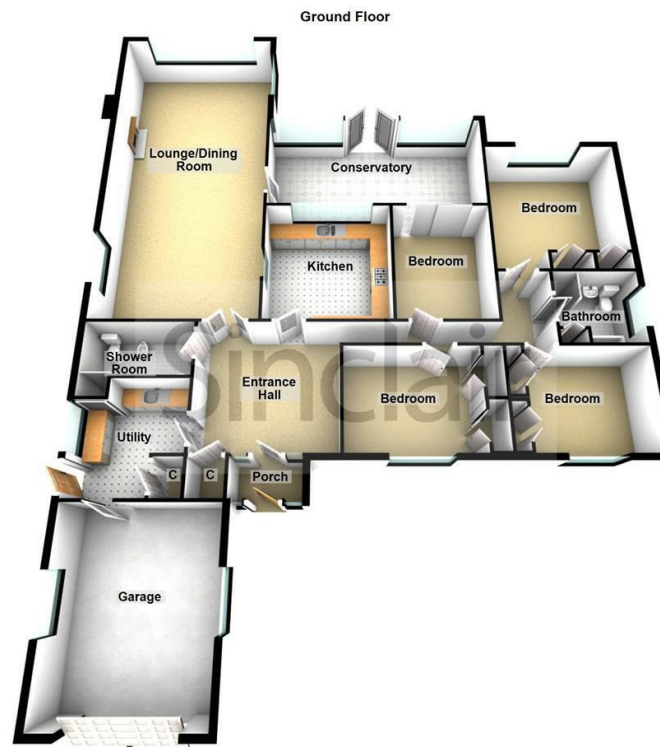
- Detached Bungalow
- Large Front & Rear Garden
- Flexible Accommodation
- Council Tax Band*: F
- Four Double Bedrooms
- Double Garage
- Village Location
- Price: £625,000

Overview

Occupying a generous plot this detached bungalow offers flexible accommodation situated in the village of Wanlip. The accommodation comprises porch, entrance lobby, kitchen, 33ft lounge/dining room, utility, conservatory, shower room, inner hallway, living room, four double bedrooms and bathroom. Outside the gardens are a particular feature of sale; to the front there is an in and out driveway providing ample parking, double garage and a fantastic large mature rear garden. EPC RATING D.

Location**

Wanlip is a village particularly well situated for excellent local facilities at nearby Birstall & Syston and for fast access to Leicester city centre, Loughborough and Melton Mowbray. The north west Leicester bypass just to the north affords fast access to M1 to A46. Train stations - Syston Rail Stations 2.32 km Sileby Rail Station 4.58 km



** 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

GROUND FLOOR

Porch

6'3 x 3'5 (1.91m x 1.04m)

Entered through a uPVC front door, uPVC double glazed windows to either side, tiled floor and access to the hallway.

Entrance Hall

13 x 12'3 (3.96m x 3.73m)

Accessing utility room, shower room, lounge/diner, kitchen and inner hallway. Solid wood flooring, coving, storage cupboard, ceiling rose and wall lighting.

Lounge/Dining Room

15'10 x 33'11 (4.83m x 10.34m)

Comprises coving, two ceiling roses, radiator, wall lighting, stone fire place with tiled hearth, electric log burner. Also enjoying dual aspect with uPVC double glazed windows to the side and rear elevation, accessing the conservatory.

Kitchen

12'2 x 12'6 (3.71m x 3.81m)

Comprising a range of wall and base units, range master oven, extractor fan above, built in dishwasher, sliding windows into the conservatory, one and a half sink and drainer unit and tiled flooring.

Conservatory

21'5 x 10'3 (6.53m x 3.12m)

Timber effect laminate flooring, French doors accessing the garden, uPVC double glazed windows and electric heater. Radiator.

Utility Room

11 x 9'11 (7'7) (3.35m x 3.02m (2.31m))

Comprising a range of wall and base unit, rolled edge worktops, ceramic sink and drainer unit, swan mixer tap, space and plumbing for appliances. Tiled flooring, uPVC double glazed windows to the side and uPVC double glazed door accessing outside. Tiled splashback, radiator, storage cupboard and access to the double garage.

Shower Room

10 x 5'5 (3.05m x 1.65m)

Enjoying a four piece suite, bidet, low level flush wc, corner thermostatic shower above, vanity wash hand basin, partly tiled walls, built in cupboards, radiator, uPVC double glazed opaque windows to the side.

Inner Lobby

Access to the loft hatch, coving, wall lighting, accessing all bedrooms and bathroom.

Bedroom One

11'11 x 14'3 (to wardrobes) (3.63m x 4.34m (to wardrobes))

uPVC double glazed window to the rear, wall lighting, coving, timber effect laminate flooring, built in wardrobes and bed side tables.

Bedroom Two

11'11 x 10'11 (3.63m x 3.33m)

uPVC double glazed window to front, radiator, wall lights, pendant light and built in wardrobes.

Bedroom Three

12'4 (to wardrobes) x 10'11 (3.76m (to wardrobes) x 3.33m)

uPVC double glazed window to front, radiator, pendant light, built in wardrobes and wall lighting.

Bedroom Four

9'11 x 11'11 (3.02m x 3.63m)

Pendant light, patio door into the conservatory, radiator.

Bathroom

7'11 x 7'4 (2.41m x 2.24m)

Four piece suite, corner thermostatic shower, vanity wash hand basin, push button wc, panelled bath, chrome heated towel rail, wall mounted cupboards, tiled walls and flooring, uPVC double glazed opaque windows to the side elevation.

OUTSIDE

Private Rear Garden

Having an extensive paved patio with raised seating pergola area extending down both sides of the property along with gated access and water point to one side and double gated access to the other providing further off road parking. There is a pond with surrounding rockery, stone shingling and mature shrubs. The expansive lawn boasts mature trees with two timber sheds, summerhouse, stone shingling borders with mature shrubs and trees all surrounded by timber board fencing and very mature trees to the rear boundary.

Front

Having an in-and-out driveway with dwarf brick walls approach with lighting and planted mature shrubs and trees which in turn offers extensive off road parking for multiple vehicles and access to the double garage. There is also a lawn area with block paved pathway to the front door and timber board fencing boundaries.

Double Garage

16 x 16'9 (4.88m x 5.11m)

uPVC double glazed windows to either side, up and over door, light and power.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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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.

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

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