

Aston & Co

ESTATE & LETTING AGENTS



1827 Melton Road

Rearsby, Leicester, LE7 4YS

£395,000



Set in the sought after village of Rearsby this deceptively spacious, immaculately presented Character home retains its original features with a modern twist. The accommodation briefly consists of, entrance porch, a spacious kitchen-diner, lounge, dining room, shower room, and a feature hall way to the ground floor. To the first floor are three good size bedrooms, a fabulous four-piece bathroom and gallery landing. The property also benefits from gas central heating, rear garden, garage and off road parking. Internal viewing is highly recommended and strictly by appointment only.

- Immaculately Presented Must View Character Home
- Sought After Village Location
- Spacious Kitchen-Diner, Lounge & Dining Room
- Three Good Size Bedrooms
- Four Piece Bathroom & Shower Room
- Garage & Parking
- Rear Garden
- EPC Rating D, Council Tax Band E, Freehold



Location

Rearsby is a popular East Leicestershire village situated between Leicester and Melton Mowbray within the picturesque Wreake Valley. Local Schooling is provided by St Michael & All Angels primary school which has a grade 1, outstanding ofsted rating. The village offers a range of amenities including two pubs including an Indian restaurant, Parish church and village hall. A wider range of facilities can be found close by in the town of Syston. There are many countryside walks throughout the Wreake Valley and the village offers convent public transport to Syston, Leicester and Melton. Rearsby is also well placed for fast access to the A46, M1 and M69 motorways.

The Property

The property is entered via a double glazed composite door leading into.

Entrance Porch

5'1" x 3'3" (1.56 x 1.00)

With built in storage cupboard and provides access to the following.

Shower Room

6'10" x 4'11" (2.10 x 1.50)

(maximum measurements) Fitted with a three piece suite comprising, low level wc, wall mounted basin and a walk in shower.

Kitchen-Diner

9'8" x 21'7" (2.95 x 6.58)

Fitted with a range of floor and wall mounted units with roll top work surfaces. The kitchen also benefits from a range cooker, plumbing for a washing machine and dishwasher, sink and drainer unit, wine cooler, beamed ceiling and tiled flooring,

Dining Room

12'3" x 10'11" (3.74 x 3.35)

With beamed ceiling, storage cupboard, cast iron fire place with feature surround and wall lighting.

Lounge

11'5" x 17'3" (3.50 x 5.28)

With inglenook fire place, log burner, beamed ceiling and wall lighting.

Hallway

8'2" x 9'6" (2.50 x 2.90)

With custom made stair case, cast iron vertical radiator and door leading to the rear garden.

Gallery Landing

With chandelier and provides access to the following.

Bedroom One

12'6" x 17'2" (3.83 x 5.25)

(maximum measurements) With dual windows,

Bedroom Two

12'6" x 11'1" (3.83 x 3.4)

(maximum measurements)

Bedroom Three

9'3" x 13'1" (2.82 x 4.00)

Bathroom

6'7" x 8'0" (2.03 x 2.46)

Fitted with a four piece suite comprising, low level wc, vanity unit with basin, walk in shower and free standing bath.

Outside

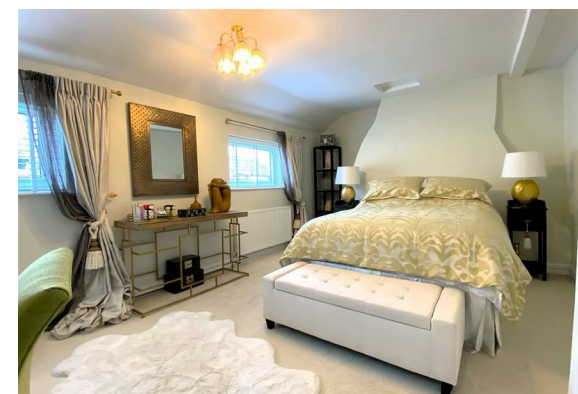
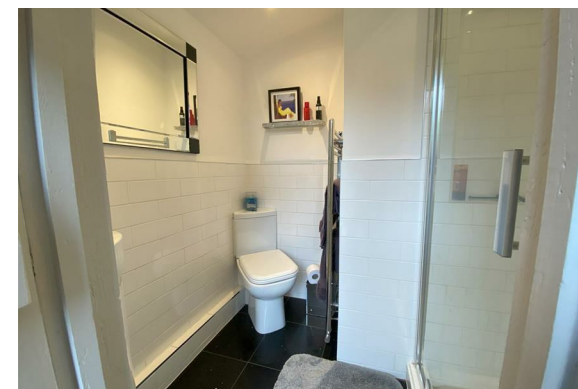
To the side of the property is a drive way which in turn leads to gated access to the entrance porch and garden.

To the rear is a garden with walled boundaries and gated access to the garage.

Garage

12'7" x 15'11" (3.85 x 4.87)

With up and over door, power and light.



Floor Plan



Viewing

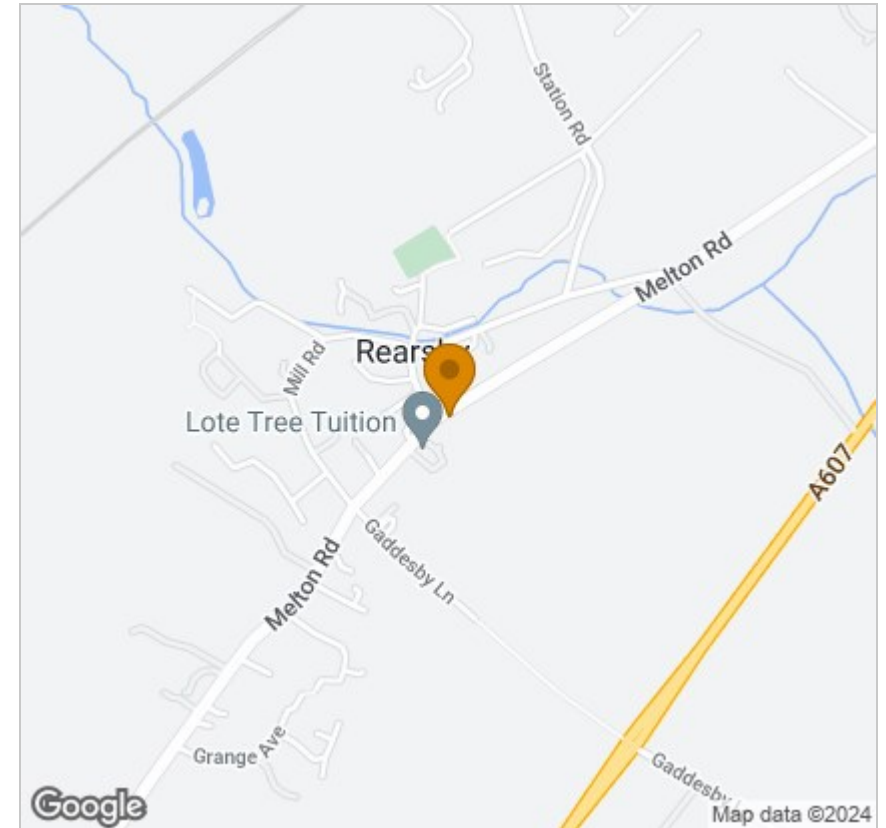
Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

