



STATION ROAD

Rearsby, Leicestershire. LE7 4YY

Aston & Co
Exclusive Homes

introduction

Standing on an extremely generous, beautifully landscaped plot overlooking the spinney to the front & being in walking distance of both Rearsby village centre, & the centre of the neighbouring village of Thrussington, 52 Station Road stands amongst other properties of a similar stature & has been skilfully extended & lovingly maintained by the current owners.

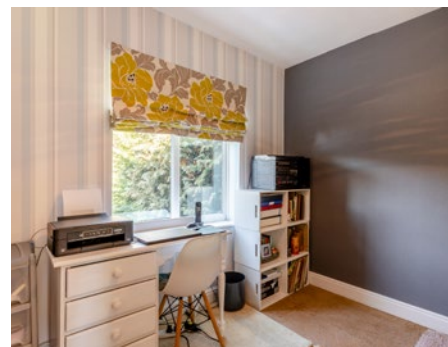
Standing behind a stone wall set well back from the road, the gravel driveway provides standing for several vehicles & access to the single integral garage.

The Accommodation

Benefiting from Gas Central Heating & uPVC double glazing this delightful village residence stands in beautiful grounds on a desirable stretch of road in the much sought after village of Rearsby. The house is entered via a wide recessed porch, through a uPVC front door into an impressive entrance hall with doors leading to the ground floor rooms, a guest wc comprising a toilet & wash-hand basin, & a staircase rising to the first floor.

The family room/snug lies to the right of the hall. This is a relaxing room with an original feature fireplace and a bay window overlooking the front garden.

The breakfast kitchen has been significantly extended with the breakfast area having ample space for a family dining suite whilst the kitchen area, with dual aspect windows, has been fitted with a range of base & wall units with integrated appliances including a dishwasher & range style cooker & hob with an extractor hood over. A door leads into the spacious utility room with space/ plumbing for white goods, a window overlooking the garden & a door onto the patio. At the end of the hall, the lounge is elegantly presented with a feature fireplace, a window providing views of the garden & a large opening into the dining room. pat io.....









The dining room has space for a large formal dining suite with a side windows & a French door providing views of the garden & access onto the patio.

A door leads into a study/office, ideal as a work from home space with a window overlooking the front.

Upstairs, the large split level landing provides access to the first floor accommodation.

The Master bedroom is an extremely spacious double room with a large window overlooking the rear garden & a beautifully re-fitted en-suite bathroom comprising a toilet, sink, bath & a walk-in shower enclosure.

Bedroom 2 is another spacious room with ample space for a large double bed plus space for a seating or desk area.

Bedroom 3 is another generously sized room with a bay window overlooking the front garden and the spinney beyond whilst bedroom 4, a slightly smaller room overlooking the rear would be ideal as a second office or a gaming room if the extra bedroom space is not needed.

At the end of the landing there is an attractive guest suite comprising a large double bedroom and an en-suite shower room with a toilet, sink and walk-in shower enclosure.

A large family bathroom comprising a toilet, fitted vanity unit with storage & sink, a bath & a separate walk-in shower completes the first floor accommodation.

OUTSIDE

The gardens are a particularly important feature of the property's appeal and add greatly to its overall charm.

The wide frontage stands behind a stone wall and has a gravel drive providing standing space for several vehicles, a shaped lawn & deep well-stocked mature borders with specimen trees providing screening from the street

A wrought iron gate provides access to the rear of the house.

The large rear garden has been skilfully designed, wonderfully landscaped & meticulously maintained by the current owners. A patio behind the house provides a seating space with a large shaped lawn; deep, well stocked borders & manicured hedges providing shelter from the neighbouring properties. A gravel path leads to the bottom of the garden where there are 2 timber sheds and a large garden building, ideal for a number of uses.

THE AREA

Station Road is a most attractive stretch of road, conveniently placed for the centres of Rearsby & Thrussington, comprising an extremely pleasant mix of larger style homes.

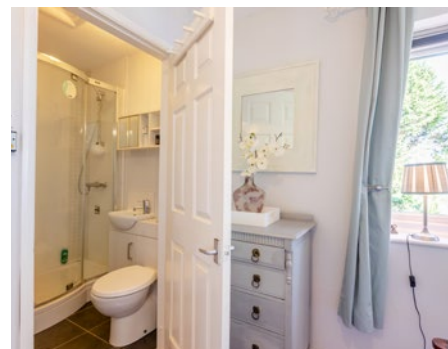
Rearsby is a highly desirable & much sought-after North East Leicestershire village in the Charnwood district of the county, midway between Leicester and Melton Mowbray.

With the River Wreake to the west, the village is surrounded by some of the county's most beautiful countryside with many local beauty spots nearby. Secondary schools in both state & private sectors are well represented nearby the village primary school boasted excellent reports on their last 2 ofsted visits prior to switching to academy status.

Rearsby has a well-supported parish church, a village hall, a popular shop & tea room, & 2 well regarded public houses.

Day to day amenities can be found in the nearby town of Syston 2.5 miles away and the village enjoys easy access to Leicester, Nottingham, Melton & Loughborough.

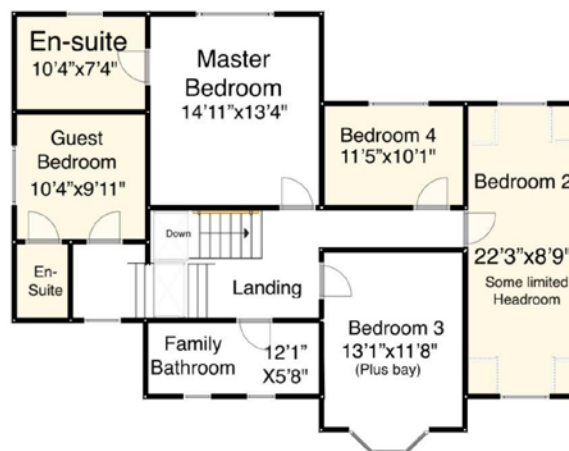
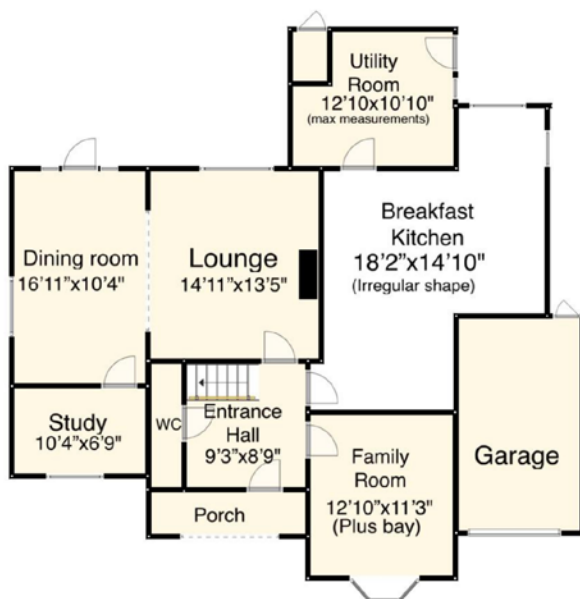
Rearsby is very popular today with both local buyers and those from further afield due in part to the charming mix of housing, the proximity of the A46 which provides direct access to the motorway network, a choice of local railway stations allowing travel to London in approx. 90 minutes, and the East Midlands airport approx. 21 miles away.





Floorplans

For identification purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Useful Information

Tenure FREEHOLD

Heating GAS CENTRAL HEATING

Drainage MAINS

Council Tax Band G

Local Authority CHARNWOOD

EPC rating D



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Important Notice

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