

Mill Road

Rearsby, Leicester, LE7 4YN

John German





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£530,000

A truly stunning character home, situated within a conservation area in a highly sought after village location. This is a property not to be missed and must be viewed to truly appreciate everything it has to offer. Immaculately presented throughout and significantly improved by the current owners, this home would make an ideal purchase for professional couples or small families.

Rearsby is a delightful village located within 15 miles of Leicester City Centre and has plentiful amenities including the well regarded St Michael & All Angels Church of England Primary School, Rearsby Village Hall, excellent local pubs in The Horse & Groom & The Wheel Inn the beautiful Beardsley's Tea Room & Local Shop. The property is also located less than 5 miles from Ratcliffe College. Being so close to the countryside ensures there are plenty of walking and cycling routes available and even a play park for children.

Public transport is well catered for by regular bus service; commuter access to the A46 is excellent and trains can be caught from nearby Syston.

Upon entering the property via the porch, you are greeted with a characterful cottage kitchen offering under and over counter storage units, as well as built-in under stairs storage cupboards. The Range style cooker is a particular feature as well as the Belfast sink. The window to front elevation offers plenty of light while prepping meals. Following on to the bathroom, the design is carefully thought out offering plenty of floor space and light with clever positioning of the floor to ceiling radiator, roll-top bath, wash-hand basin with pedestal and low-level flush W.C.

Three further reception rooms are contained within the ground floor, the sitting room and dining room both offer beautiful fireplaces and make for lovely spaces to relax, entertain or work from home. The current owners have properly insulated what was a conservatory to make a lovely garden room, which brings the outdoors in during the summer months and is useable in the winter.

Ascending to the first floor by the staircase created by the current owners, you find yourself on a split-level landing taking you to the three bedrooms; turn left and you will be in what the current owners use as a home office/guest bedroom. The other two bedrooms are comfortable doubles, one currently being used as a home gym and the bedroom to the far end of the property, overlooking the garden, boasts a beautiful mantelpiece and plenty of light and space, which is a recurring theme of this superb home.

Externally, there is a good size garden with a wealth of potential to landscape or plant raised beds; the plot also offers potential to extend in t (STPP). The tandem garage, could be converted to an annex (again, subject to permission) and the driveway offers space to park while still providing access shared access with neighbouring properties.

A previous planning application was granted to extend the property, which lapsed in 2010.

To view this property, please contact John German Loughborough office.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Standard

Parking: Driveway & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Charnwood Borough Council / Tax Band D

Useful Websites: www.gov.uk/government/organisations/environment-agency

www.rushcliffe.gov.uk

Our Ref: JGA/10022025

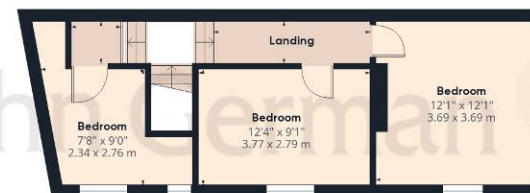
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1306.53 ft²

121.38 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Agents' Notes

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 51 E | |
| 21-38 | F | | |
| 1-20 | G | | |



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