



Church Leys Avenue, Rearsby, LE7



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£550,000



Key Features

- Extended three bedroom detached bungalow
- Highly desirable village location, positioned along a no through road
- Fabulous plan kitchen diner with built in appliances
- Substantial mainly laid to lawn garden to the rear
- Driveway providing ample parking and serving access to the garage
- Contemporary shower room & additional separate WC for guests
- EPC rating TBC / Tenure - Freehold





Occupying a larger than average garden plot, this much improved detached bungalow has been thoughtfully extended to provide well proportioned living space throughout including a lounge and conservatory with doors to the garden. There are three bedrooms, re-fitted shower room and an additional separate WC, as well as an entrance porch and hall and kitchen diner with built in appliances. The property boasts a single detached garage and driveway at the front and is set within this quiet 'no through road' setting with the picturesque village church situated at the end of the avenue. Benefitting from gas central heating and double glazing the property would ideally suit those looking to downsize to an individual but generously proportioned bungalow or alternatively for young families wishing to be located within this friendly village with local school.

Step inside your new home ...

Welcome to your new home. Upon entering the bungalow, you are greeted by an entrance porch with a glazed door leading into a hallway, presented with contemporary wood-effect flooring and access to the insulated loft space.

The main reception room offers a warm and inviting atmosphere, centred around a feature coal-effect gas fireplace and finished with soft carpet flooring. Day and night spotlighting enhances the ambience, while sliding doors open into the garden room, a wonderful addition that provides valuable extra living space. With a Velux window, spotlighting, and French doors that open directly onto the garden, seamlessly blending indoor and outdoor living.

A particular highlight of the home is the modern kitchen, fitted with a range of units featuring solid wood doors, quartz work surfaces and under-unit lighting. There is an inset sink, range cooker with fitted hood, and built in dishwasher, freezer, and fridge. There is also a cupboard housing the Worcester boiler.

The bungalow continues to impress ...

The bungalow benefits from three well-proportioned bedrooms, with the principal bedroom being a particular highlight. Featuring built-in wardrobes with sliding doors and dual-aspect glazing, the room is flooded with natural light, creating a bright and airy retreat.

The modern shower room is fitted with a thoughtfully designed suite comprising a walk-in shower enclosure, wash basin and WC, all complemented by stylish tiling. In addition, there is a separate WC conveniently located adjacent to the shower room, providing added practicality for guests and family alike.

Outside

Set along a sought after road in the desirable village of Rearsby, the plot offers a lawned front garden with a driveway to the side providing off road parking for multiple cars and giving access to the detached single garage measuring 5.26m x 2.72m with light, power and an upgraded roof. A particular selling feature of the accommodation is the substantial rear garden, a wonderful retreat for garden enthusiasts. Featuring a paved area adjacent to the bungalow ideal for outdoor sitting and entertaining. With a variety of plants, mature trees and shrubbery including a pear, apple and cherry trees. There are also two timber sheds, outside security lighting to the front and rear as well as the added benefit of two outside taps.

Location

Rearsby is a highly sought-after East Leicestershire village, ideally positioned between Leicester and Melton Mowbray within the picturesque Wreake Valley.

The village offers a range of local amenities including St Michael & All Angels Church of England Primary School, which proudly holds an 'Outstanding' Ofsted rating, a local café/deli, two public houses (one incorporating an Indian restaurant), a parish church and a village hall, all contributing to a strong sense of community.

The neighbouring village of Thruslington, just 1.3 miles away (approximately a 25-minute walk), offers two further pubs and a popular deli, while a more comprehensive range of amenities can be found in nearby Syston (approximately 2.4





miles).

Surrounded by beautiful countryside, there are numerous scenic walks throughout the Wreake Valley, and the village is conveniently located for swift access to the A46, M1 motorway and M69 motorway, making it ideal for commuters.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood - Tax Band D. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

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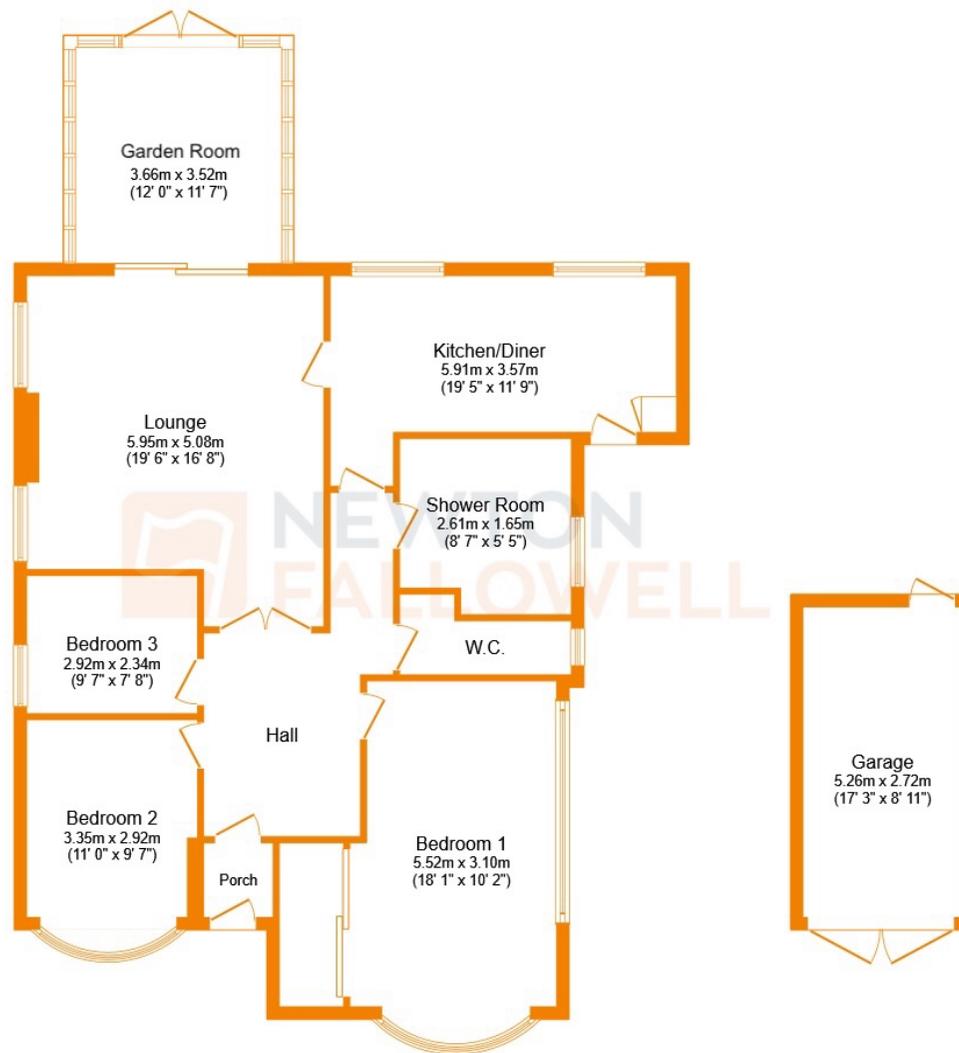
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Floor Plan

Garage

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0116 366 5666
lfe@newtonfallowell.co.uk