



NEWTON

13 Wreake Drive, Rearsby - LE7 4YZ
£434,950

 **NEWTON FALLOWELL**

13 Wreake Drive

Rearsby, Leicester

Offered to the market with no upward chain, this four-bedroom detached home is situated in the sought-after village of Rearsby, surrounded by open countryside and within a desirable primary school catchment area. Extended and well-proportioned throughout, the accommodation comprises an entrance porch and hallway, lounge through to the dining room, garden room, kitchen and WC. Upstairs are four practical bedrooms, all with built in storage and the master with an en-suite shower room, together with a family bathroom. Outside, there is a driveway to the front providing ample parking and access to the integral garage, while the private rear garden offers a wonderful space to relax and entertain. Viewing is highly recommended to appreciate the space, setting and future potential on offer.

Council Tax band: E

Tenure: Freehold

- Four well proportioned bedrooms, all with built in storage
- Extended detached family home
- Available with no upward chain
- Master bedroom with en-suite shower room
- Gas central heating and double glazing
- Highly desirable village location
- Need independent mortgage advice? Get in touch today!
- Tenure - Freehold / Tax Band E
- EPC Rating TBC
- Viewings strictly by appointment only!





Welcome to your new home

Upon entering the property, you are welcomed into a light and airy entrance porch leading to a reception hallway with carpeted flooring and stairs rising to the first floor. The main reception room features a focal fireplace and is filled with natural light from a front bay window. Open access leads into the dining area, ideal for entertaining. A standout feature is the garden room extension, providing additional living space with a large picture window overlooking the rear garden. The kitchen is fitted with a range of wall and base units with roll-edge work surfaces, incorporating a 1.5 bowl sink with drainer, built-in oven, hob and extractor hood. The ground floor also offers a guest WC and internal access to the garage, which benefits from light and power.

Moving upstairs

Stairs rise to the first floor, where a carpeted landing provides access to four well-proportioned bedrooms, all benefiting from built-in storage. The principal bedroom enjoys a range of fitted wardrobes and the use of a private en-suite shower room, comprising a shower, wash basin and WC, along with a useful built-in storage cupboard. Completing the first floor is the family bathroom fitted with a three piece suite comprising a bath, wash basin and WC.



Outside

Positioned along a desirable road on the outskirts of Rearsby, the property benefits from a driveway providing off-road parking and access to the single integral garage. Gated side access leads to the rear garden, a particular highlight of the home, enjoying attractive countryside views. The garden features a raised patio area ideal for outdoor seating and entertaining, along with a summerhouse, a lawned area, and a variety of mature plants, shrubs and trees, including an apple tree.

Location

Rearsby is a well-served village situated on the edge of the picturesque Wreake Valley, offering excellent access to Leicester, Melton Mowbray and Loughborough. The nearby North-West Leicester Bypass provides convenient links to the M1 motorway, making it ideal for commuters. The village enjoys a thriving community centred around the local church and highly regarded primary school, which has received an Outstanding Ofsted rating. Local amenities include a charming tearoom and two traditional public houses, contributing to the village's welcoming and vibrant atmosphere.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood - Tax Band E. 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.

Need Independent Mortgage Advice?

We are pleased to introduce EVERYONE MORTGAGES, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. They can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.





Making an Offer

"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks."

Agents Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements (width x length), floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

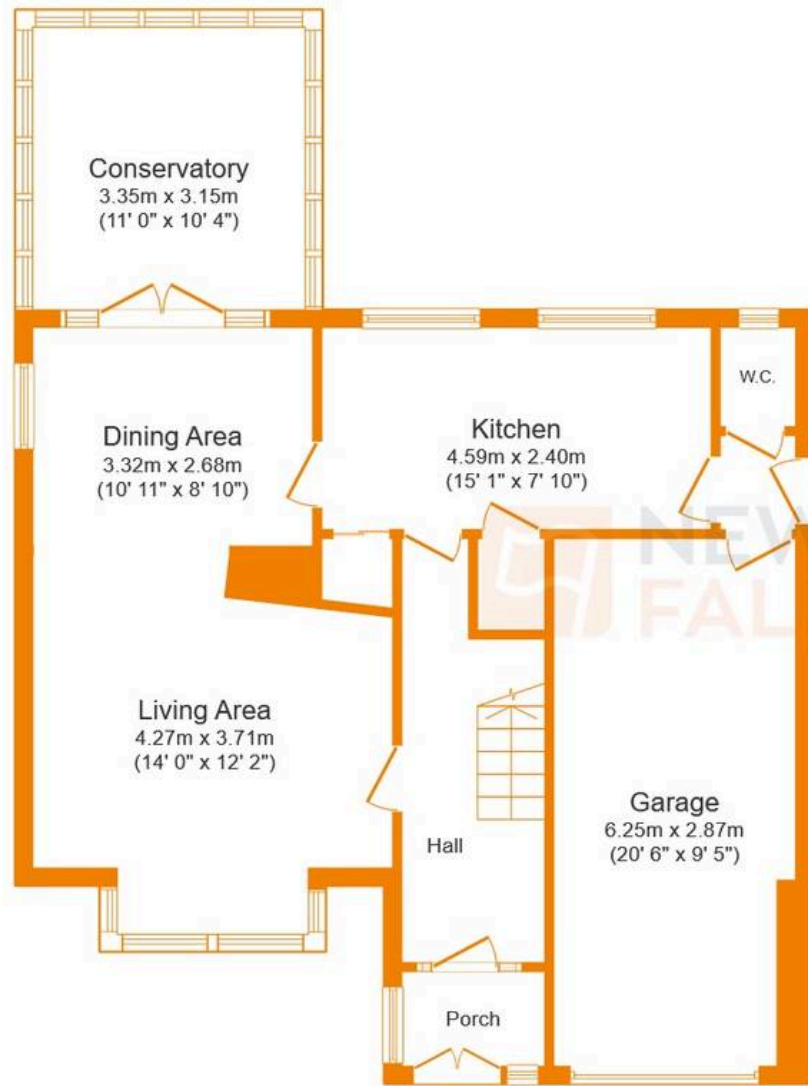
Thinking of Selling Your Home?

If you have a property to sell, our experienced team would be pleased to offer a complimentary, no-obligation valuation.

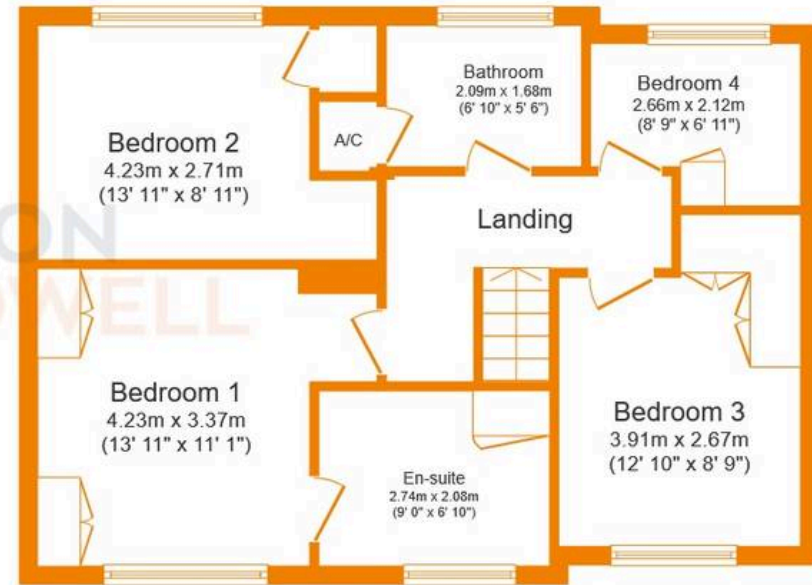








Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Newton Fallowell Syston

Newton Fallowell, 1250 Melton Road - LE7 2HB

01163440110 · syston@newtonfallowell.co.uk · www.newtonfallowell.co.uk/



 **NEWTON FALLOWELL**