



2 Grange Avenue

Rearsby, Leicester, LE7 4FY

£780,000



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Set on a stunning .34 acre plot in the picturesque village of Rearsby and offering 5 spacious bedrooms is this exceptionally presented, skilfully extended, character detached family home which was the former Gate House to Rearsby Grange. Ideal for growing families in need of more space Grange Lodge offers a wealth of living space with two lounges, one of which 27ft in length, an extended modern kitchen, family dining room, utility room, wc and entrance porch to the ground floor. There are two sides to the first floor with the original part of the house benefitting from three double bedrooms and a family bathroom with bedroom one offering 18ft of bedroom space with a dressing area and en-suite shower room. The sizeable extension offers a spacious double bedroom with views over the large rear garden and neighbouring paddock, another well sized bedroom and a modern tiled shower room. The property also benefits from a substantial rear garden, extended double garage, off road parking for multiple large vehicles, Karndean flooring throughout the ground floor, multi fuel burner, uPVC double glazing, gas central heating and a security camera system. This Family Home Must Truly Be Seen To Appreciate The Size And Space On Offer Both Internally & Externally!

- Immaculately Presented, Skillfully Extended
- Five Spacious Bedrooms
- Set On A .34 Acre Plot With Gardens To Three Sides
- Family Bathroom, Shower Room, En-Suite & Downstairs WC
- Extensive Living Space With 20ft Kitchen & 27ft Second Lounge
- Off Road Parking For Multiple Large Vehicles & Extended Double Garage
- Views Over Neighbouring Fields & Paddock
- EPC Rating D / Council Tax Band F / Freehold



Location

Rearsby is a popular 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 with 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 convenient 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 uPVC double glazed composite door leading into.

Entrance Porch

9'04 x 2'04 (2.84m x 0.71m)
With tiled flooring and provides access to the following.

Dining Room

14'05 x 11'10 (4.39m x 3.61m)
Housing the 6 seater family dining table with a uPVC double glazed bay window to the front aspect, ample storage under the stairs, stairs leading to the first floor and offers access into both the kitchen and lounge seperately.

Lounge

19'04 x 16 (5.89m x 4.88m)
Cozy family living space provided by the multi fuel burner with oak mantel. The lounge benefits from Karndean flooring, uPVC double glazed bay window to the front aspect and leads into the second lounge.

Second Lounge / Playroom

27'05 x 13 (8.36m x 3.96m)
27ft multi purpose room which is being utilised as a second lounge / playroom by the current owners. This spacious, well lit room gives thanks to the three french doors leading out to both the patio area and rear garden and offers a media wall, Karndean flooring and provides access to the first floor.

Kitchen

12'06 x 20'04 (3.81m x 6.20m)
Fitted with a range of modern, soft closing floor and wall mounted units with solid oak worktop. The 20ft extended kitchen also benefits from an integrated fridge-freezer, integrated dishwasher, electric hob and oven, Karndean flooring, uPVC double glazed roof lantern and leads into the utility room.

Utility Room

6'07 x 8'11 (2.01m x 2.72m)
With plumbing for a washing machine, inset ceramic sink, floor and wall mounted units with tiled splashbacks, floor to ceiling storage cupboards and provides access to the side of the property via a uPVC double glazed door.

WC

4'11 x 2'04 (1.50m x 0.71m)
Fitted with a vanity unit and basin, low level wc and benefits from an obscure uPVC double glazed window and spotlight.

Original First Floor Landing

With loft access, window to the side aspect, airing cupboard and provides access to the following.

Bedroom One

18'02 x 14'06 (5.54m x 4.42m)
Larger than average double bedroom with dressing area, uPVC double glazed window to the front aspect and en-suite shower room.

En-Suite

6'09 x 5'05 (2.06m x 1.65m)
Fitted with a modern three piece suite comprising walk in shower, vanity unit with basin and low level wc. The tiled shower room also benefits from a heated towel rail and an obscure uPVC double glazed window.

Bedroom Three

12 x 11'11 (3.66m x 3.63m)
Double bedroom with uPVC double glazed window to the front aspect.

Bedroom Four

10'11 x 13 (3.33m x 3.96m)
Double bedroom with fitted storage and uPVC double glazed window to the side aspect.

Family Bathroom

8'05 x 5'06 (2.57m x 1.68m)
Fitted with a three piece suite comprising bath with shower over and a combination vanity unit with both basin and wc. The tiled bathroom also benefits from a radiator and an obscure uPVC double glazed window to the rear aspect.

Extended First Floor Landing

Provides access to the following.

Bedroom Two

13 x 13 (3.96m x 3.96m)
Spacious double bedroom with dual aspect uPVC double glazed windows overlooking the large rear garden and neighbouring field.

Bedroom Five

9'01 x 9'02 (2.77m x 2.79m)
With uPVC double glazed window to the front aspect.



Floor Plan



Viewing

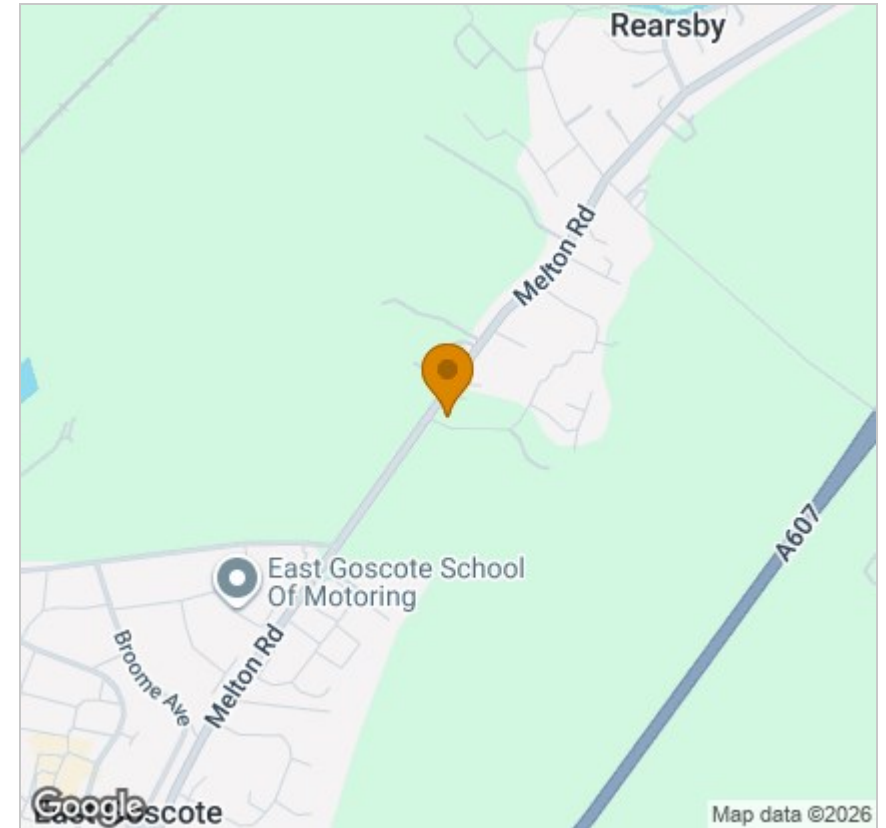
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4 High Street Syston, Leicester, LE7 1GP

Tel: 0116 2607788 Email: syston@astonandco.co.uk <https://astonandco.co.uk/>

Area Map



Energy Efficiency Graph

