



Melton Road, Rearsby, LE7



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£950,000



Key Features

- Four Double Bedrooms & Two En-suites)
- Executive Detached Family Home
- Two Reception Rooms
- Fabulous Open Plan Living Kitchen Diner & Utility
- Master Bedroom With Characterful Vaulted Ceiling, En-suite & Balcony
- Driveway For Multiple Vehicles & Detached Garage
- EPC rating TBC
- Freehold





Totally transformed, significantly extended and completely renovated, from a dated house to a fabulous contemporary abode, this refurbished detached family home is situated on the outskirts of the desirable village. Re-modelled by the current owners throughout to create an ideal family home, the gas centrally heated and double glazed ground floor layout includes an entrance hall, two reception rooms, cloaks/storage room, home office, open plan living kitchen diner with bi-folding doors, utility room and guest WC. Upstairs you will find four double bedrooms (two of which benefit from en-suite's) and a modern bathroom. The gated plot enjoys off road parking to the front for multiple cars, detached garage and a mainly laid to lawn rear garden. Rare to the market, an early viewing is strongly recommended to avoid disappointment.

Welcome to your new home

The home is entered via a secure Yale-lock front door into a welcoming entrance hallway, featuring an oak staircase rising to the first floor and giving access to much of the downstairs accommodation, including a guest WC and a useful walk-in cloaks/storage room.

The first reception room enjoys an abundance of natural light from a walk-in bay window to the front and an additional window to the side elevation as well as cosy carpeted flooring. To the rear, the main reception room is equally light-filled and presented with cosy carpeted flooring.

For those working from home, a dedicated home office provides an ideal and quiet workspace.

A true highlight of the property is the open-plan living kitchen diner with under floor heating, fitted with a range of units with work surfaces over, a 1.5 bowl sink and drainer, space for a range cooker, and fridge freezer. A feature glass skylight and bi-folding doors to the rear garden flood the

space with natural light. The utility offers further storage and appliance space.

Moving Upstairs

Moving upstairs, a bright and airy landing provides access to four generously sized double bedrooms. The master bedroom is a standout feature, boasting a vaulted ceiling, built-in wardrobes, and direct access to a private balcony, an ideal space for outdoor dining or relaxing. It also benefits from a modern en-suite bathroom, complete with stylish tiling and a heated towel rail.

Bedroom two offers additional charm with its characterful walk-in bay window and also includes its own contemporary en-suite shower room, fitted with a sleek three-piece suite.

The layout is completed by a family bathroom, featuring a four-piece suite comprising a shower cubicle, bath, wash hand basin, and WC, all complemented by tasteful tiling and recessed spotlighting.

Outside

Electronically operated gated access to larger than normal forecourt/driveway providing car parking for a number of vehicles and leads to a detached brick garage measuring 5.55m x 5.80m, having electric doors, light and power.

The rear garden is an obvious selling feature of the property having extensive slabbed patio adjacent to the home ideal for outdoor sitting and entertaining. With a shaped lawn and well stocked surrounding herbaceous/shrubbery borders with a variety of maturing trees behind close boarded fencing.

Additionally there is a summerhouse providing further home office/entertaining space.

Location

Rearsby is a picturesque and popular village in Leicestershire, offering a peaceful rural setting with excellent links to Leicester, Melton Mowbray, and







Nottingham. The village features a strong community feel, a well-regarded primary school, a traditional pub, and a historic church. Local amenities are nearby in Syston and Melton, with easy access to the A46 and A607 for commuters. Syston train station is also close by, providing convenient rail connections. Surrounded by open countryside, Rearsby is ideal for walking, cycling, and enjoying village life while remaining well-connected to larger towns and cities.

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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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

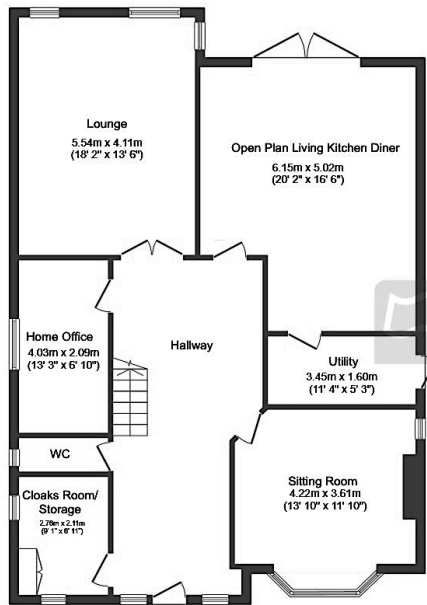
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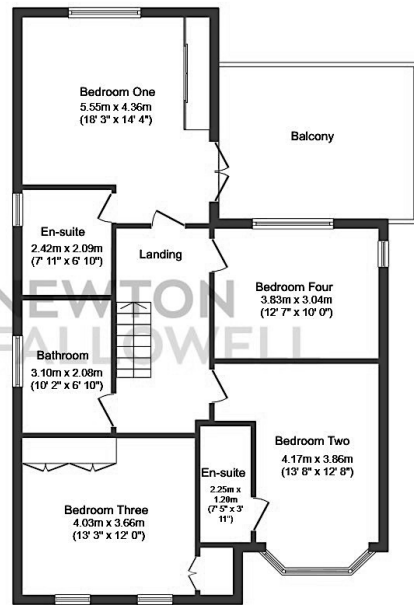
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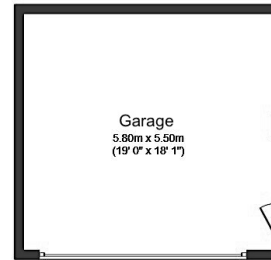




Ground Floor



First Floor



Garage



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