

Sinclair



39 Mill Road, Rearsby

Leicester

£295,000

39 Mill Road

Rearsby, Leicester

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating:

- Picturesque Village Location
- Refurbished Cottage
- New Gas Central Heating
- New Kitchen (2025/6)
- New Bathroom (2025/6)
- Private Rear Gardens
- No Upward Chain



Porch

UPVC double glazed entrance door through to the entrance porch. The entrance porch has a timber door with latch furniture through to the living room.

Living Room

13' 1" x 12' 9" (3.99m x 3.88m)

(Measurements to the front of chimney breast) Windows to the front elevation, radiator and a feature fireplace with exposed brick arch over and tiled hearth. There are built-in cupboards to the side of chimney breast, a door accessing utility/storeroom and further door access accessing the re-fitted kitchen.

Utility Store/ Cupboard

There is a wall mounted combination Gas fed boiler, window through to the porch, electric light and power and plumbing for a washing machine.

Re-Fitted Dining Kitchen

13' 10" x 8' 11" (4.22m x 2.71m)

(Measurements to include chimney breast) The kitchen has been re-fitted with a one and a half bowl single drainer sink unit with mixer tap over and cupboards under. There is a range of fitted units to the wall and base, solid wooden work surfaces and range of integrated appliances including an electric induction hob with oven under and extractor fan over, dishwasher and fridge. There is a contemporary wall mounted radiator, window overlooking the garden and door accessing the garden. There are stairs accessing the first floor.

Landing

The landing area gives way to 3 bedrooms and a re-fitted bathroom. There is a window to the side elevation and loft access hatch.



Bedroom One

13' 1" x 8' 8" (3.98m x 2.64m)

(Measurements to the side of chimney breast) There is a window to the front elevation, a feature ornamental cast-iron fireplace to the chimney breast and a radiator

Bedroom Two

9' 0" x 8' 10" (2.74m x 2.69m)

(Measurements to the front of the chimney breast) There is a window to the rear overlooking the garden, radiator and a period ornamental cast iron fireplace to the chimney breast

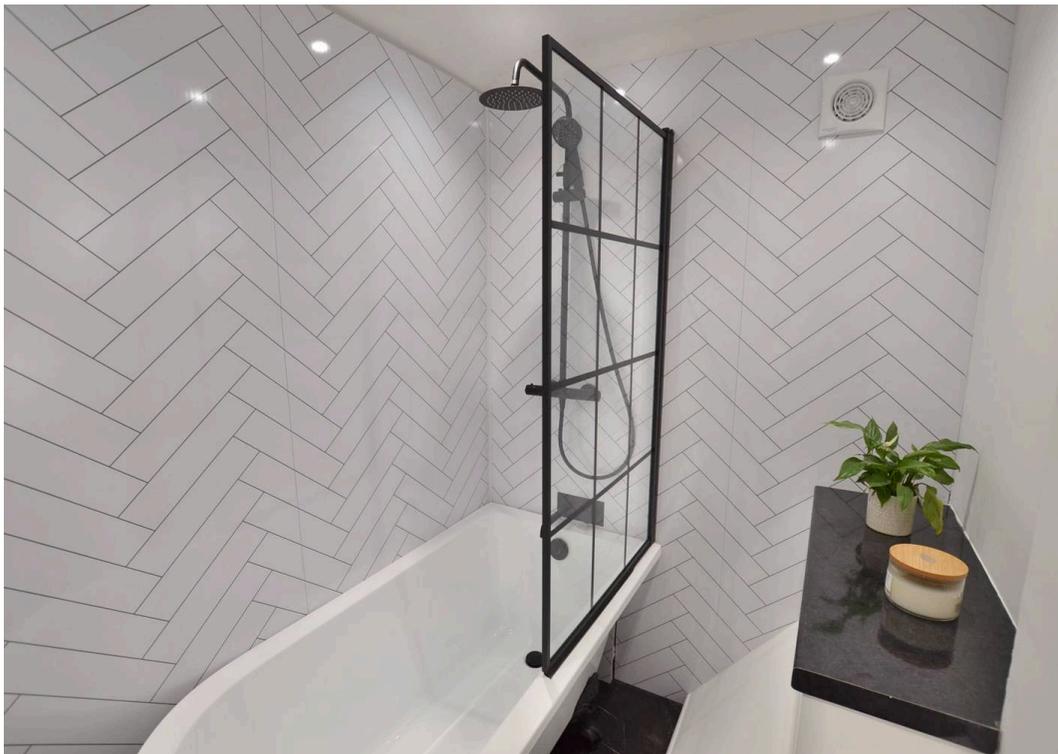
Bedroom Three

Bedroom three is an L shaped room with overall measurements 2.97 m x 2.58 m. Section one 1.5 m x 2.96 m / section two 1.05 m x 1.75 m. Window to the side elevation and radiator.

Re-Fitted Bathroom

The bathroom has been re-fitted with a freestanding clawfoot bath with thermostatic shower over and a wall mounted combination tap. There is a low flush WC and vanity unit with granite worktop surmounted by a wash hand basin with mixer tap over and drawer storage under. There is a heated towel rail and further shelving area.







FRONT GARDEN

There is gated access to the front door and side garden which in turn accesses the rear.

REAR GARDEN

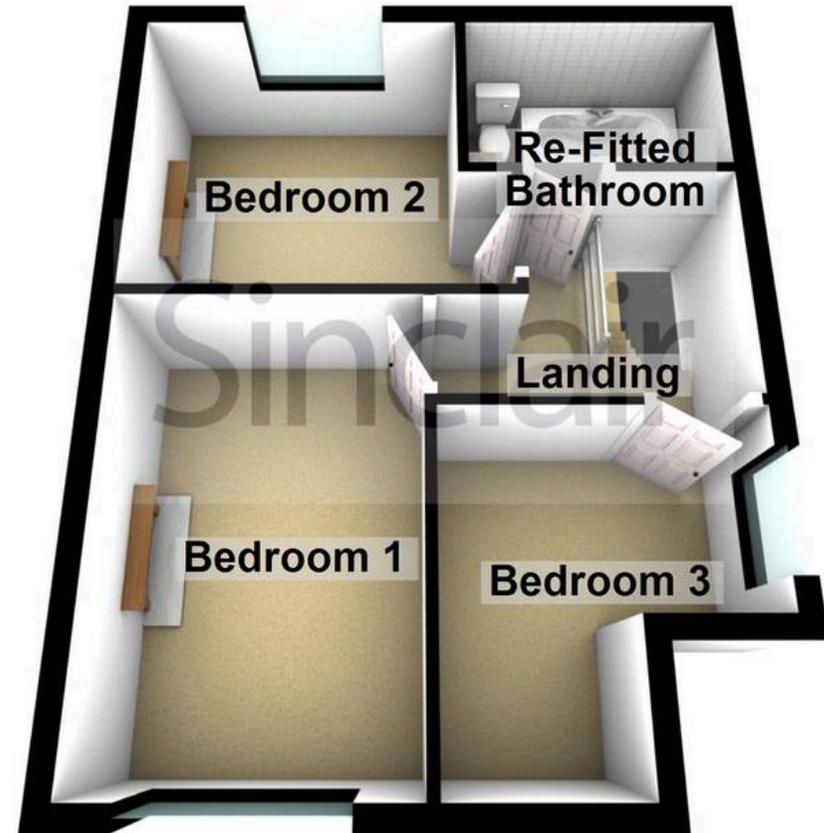
The rear garden offers privacy to the plot. There is an outside WC and a brick built store which could be converted to a home office or outdoor kitchen/ BBQ room.



Ground Floor



First Floor





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