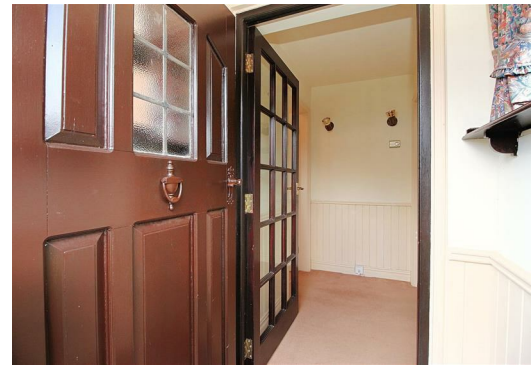




Mill Road, Rearsby

Leicester, LE7 4YN

Chain Free £330,000



Situated within the conservation area of the picturesque Charnwood village of Rearsby, fall in love with this brick built three bedroom semi detached property offered to the market with no upward chain. Perfect for growing families, the gas centrally heated accommodation includes an entrance porch and hall, downstairs WC, full length lounge diner, kitchen and conservatory. Upstairs you will find three double bedrooms and a bathroom. Outside the property enjoys front and rear gardens, with a driveway and garage set at the rear. An internal inspection is essential to truly appreciate the accommodation on offer.

Accommodation

A wooden front entrance door opens into the:

Entrance Porch

With tiled flooring, dual aspect glazing and characterful half panelling to walls. A glazed door leads to the:

Entrance Hall

With carpeted floor and half panelling to the walls, there is also a central heating radiator, door leading to the reception and door leading to the:

Ground Floor WC

Fitted with a two piece suite comprising a wc and wash hand basin, with a window to the side elevation and a central heating radiator.

Lounge Diner

22'4" max x 15'8" (6.83m max x 4.80m)

Affording space for both formal dining and comfortable sitting, the larger than normal dual aspect reception room is positioned around a feature gas fireplace. With carpet flooring, two central heating radiators, a larger than normal storage cupboard, TV point and staircase rising to the first floor. A door leads through to the:

Kitchen

9'11" max x 11'6" (3.03m max x 3.51m)

Fitted with a range of wall mounted and base units with complementary tiled work surfaces over and splashbacks. Features include a built in 'Indesit' oven, four ring hob with extractor hood above, inset sink and drainer, space for fridge freezer and a central heating boiler. With a central heating radiator, window to the rear elevation and a door leading to the:

Conservatory

13'5" x 7'8" (4.10m x 2.35m)

A fantastic addition to the accommodation providing prospective buyers with additional downstairs living space. Offering dual aspect glazing, lighting, two fitted benches, plumbing for washing machine and double doors leading out to the garden.

First Floor Landing

Giving access to the bedrooms and bathroom, with carpet flooring, hatch to the loft space and a useful storage cupboard above the stairs.

Bedroom One

10'2" not into robes x 12'7" (3.10m not into robes x 3.84m)

A double room with full height built in wardrobes, carpet flooring, central heating radiator and a window to the front elevation.

Bedroom Two

9'11" x 11'6" (3.04m x 3.51m)

Another double room with a window overlooking the rear garden, carpet flooring and a central heating radiator.

Bedroom Three

10'0" x 11'6" (3.05m x 3.52m)

The third bedroom is a double with a window to the rear elevation, carpeted floor, central heating radiator and built in wardrobes.

Family Bathroom

5'11" x 10'5" (1.81m x 3.19m)

Fitted with a three piece suite comprising a bath, wash hand basin and wc, with complementary tiled surrounds. There is also a central heating radiator, front elevation window and a useful built in cupboard housing the tank.

Outside

Situated within the conservation part of Rearsby, the plot is approached by a cobble stone pathway leading up to the front porch with variety of shrubbery and gated access leading to the rear garden. Laid mostly to lawn, the garden has a particularly private feel, with majority walled boundaries and cobble stoned area adjacent to the accommodation, ideal for outdoor sitting. There is an outside tap and external power socket. Further gated access leads to a driveway providing off road parking with access to the garage which has been split into two sections, one measuring 1.95m x 2.65m and providing useful storage and the second part being utilised as a home office with light, power and measuring 4.53m x 2.60m.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood - Tax Band C. 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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We are pleased to introduce Benjamin York, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. He has access to thousands of mortgages, including exclusive deals not available on the high street. His 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. He 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

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). You will also be asked to provide us with proof of how you will be funding your purchase. Please note that when making an offer, if you are taking out a mortgage, you will also be asked to have a no obligation chat with our 'in branch' mortgage adviser to confirm your affordability. We ask for your cooperation in this matter. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

Agents Note

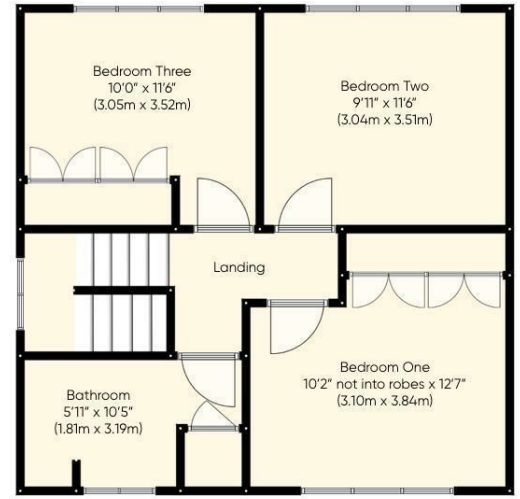
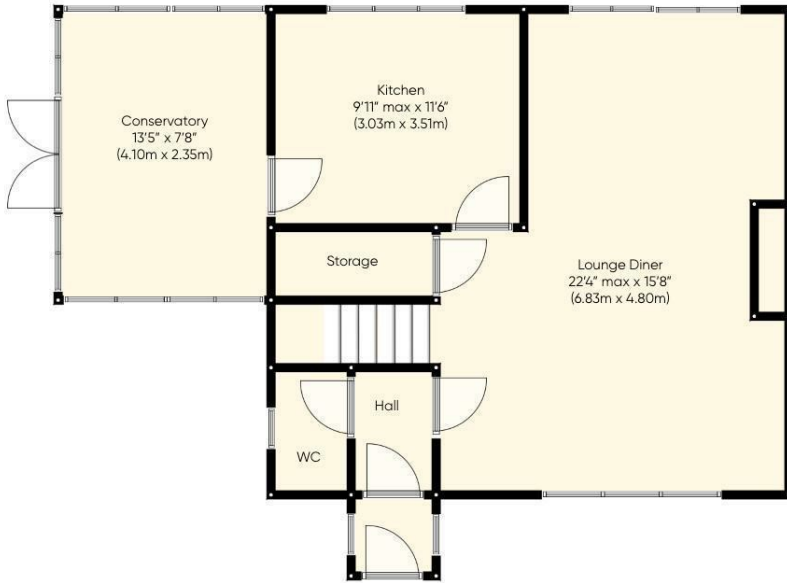
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Free Property Valuations

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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