



**William Everard Close, Rearsby**  
Leicester, Leicestershire, LE7 4AD

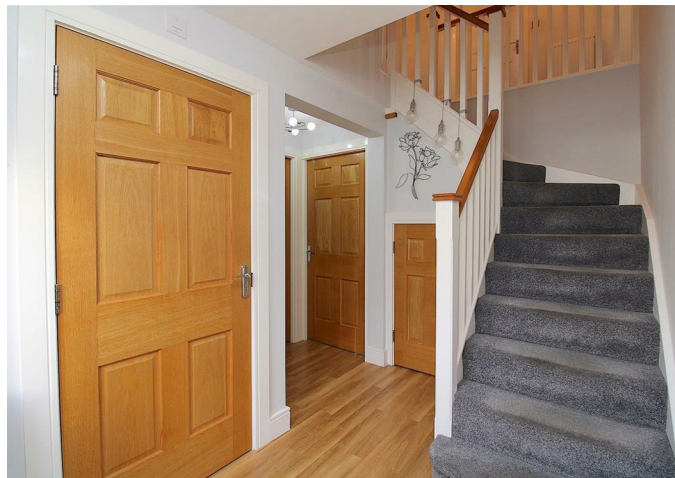
 **NEWTONFALLOWELL**

**William Everard Close, Rearsby  
Leicester, Leicestershire, LE7 4AD  
£460,000**

Occupying a desirable family friendly location, fall in love with this executive four bedroom detached home situated in a conservation area within the heart of this well regarded and highly sought after Rearsby village, just a five minute walk from the village green. Built by Bloor Homes, the property boasts approximately 1400 sq ft of accommodation which includes two reception rooms, family kitchen diner, utility room and ground floor wc. On the first floor a gallery landing provides access to four double bedrooms (bedroom one with an en-suite) and a family bathroom. Outside there is off road parking, single garage and a majority walled garden. An early viewing is strongly recommended.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Target	Current	Target
Very energy efficient - lower running costs			
A	80	A	
B	88	B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



### Accommodation

Front entrance door opens into the:

#### Entrance Hall

Presented with wood effect flooring, the entrance hall offers a staircase rising to the first floor, central heating radiator, useful storage cupboard under the stairs and doors giving access to the majority of the downstairs accommodation.

#### Ground Floor WC

Fitted with a two piece suite comprising a wc and wash hand basin.

#### Lounge

22'2" x 12'0" (6.76m x 3.66m)

The full length reception room offers a window overlooking the front elevation as well as access to the particularly private rear garden. With carpet flooring and two central heating radiators.

#### Study/Dining Room

9'7" x 9'8" (2.92m x 2.95m)

Ideal for a variety of uses including a study, dining room or playroom, the second reception room offers a window to the front elevation, carpet flooring and a central heating radiator.

#### Contemporary Kitchen Diner

12'2" max x 19'6" max (3.71m max x 5.94m max)

Perfect for families, the kitchen diner is fitted with a modern range of wall mounted and base units with complementary work surfaces over, unit lighting and plinth lighting. Features include a built in double 'Indesit' oven, 'Indesit' hob with extraction hood above, inset 1.5 sink and drainer unit with mixer tap and an integrated fridge freezer and dishwasher. Adequate space for a table and chairs, there is a rear elevation window, spotlighting, two central heating radiators and access to the rear garden. A door leads to the:

#### First Floor Landing

Giving access to the bedrooms and bathroom, with carpet flooring, central heating radiator, hatch to the loft space and a built in cupboard.

#### Bedroom One

12'10" x 12'2" (3.91m x 3.71m)

Featuring built in wardrobes, bedroom one is a comfortable double with a window to the front elevation, carpet flooring and a central heating radiator. A door leads to the:

#### En-suite Shower Room

5'7" x 6'9" (1.70m x 2.06m)

Fitted with a three piece suite comprising a wc, wash hand basin and shower cubicle, with a shaver point and window to the front elevation.

#### Bedroom Two

12'11" x 10'2" (3.94m x 3.10m)

A double room boasting a built in wardrobe, window to the front elevation, carpet flooring and a central heating radiator.

#### Bedroom Three

9'9" x 12'6" (2.97m x 3.81m)

Enjoying views of the lawned rear garden, bedroom three is a double with a central heating radiator and wood effect flooring.

#### Bedroom Four

9'8" x 10'2" (2.95m x 3.10m)

A fourth double room enjoying natural light provided by a rear and side elevation window. Having carpet flooring and a central heating radiator.

#### Family Bathroom

5'5" x 8'5" (1.65m x 2.57m)

Fitted with a three piece suite comprising a bath with shower over and screen, wash hand basin and wc, with tiled flooring, shaver point and a window to the rear elevation.



## Outside

To the front of the property there is a small, pleasant front garden with hedging. A driveway to the side provides off road parking leading to a single detached garage having an up and over door. A timber gate leads from the driveway to a mainly laid to lawn garden not overlooked from beyond with a patio area adjacent to the accommodation ideal for outdoor entertaining. Please note there is a charge for the maintenance of the communal grounds.

## To Find The Property

From our office on Melton Road in Syston proceed North, cross over the mini-roundabout and continue out of Syston. Passing Queniborough on the right hand side, reach the roundabout and take the second exit towards East Goscote, continue along melton Road and enter the village of Rearsby. Take a left turning onto Mill Road. Take the second left turning onto William Everard Close where the property can be found.

## Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band E. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

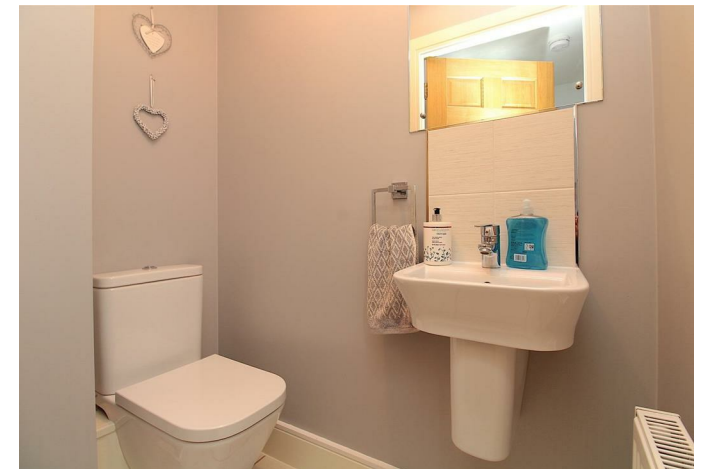
## Viewing Arrangements

Viewings are strictly by appointment only.

## Need Independent Mortgage Advice?

We are pleased to introduce the Mortgage Advice Bureau, who work 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 award-winning 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.

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.





### Money Laundering

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). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

### Agents Note

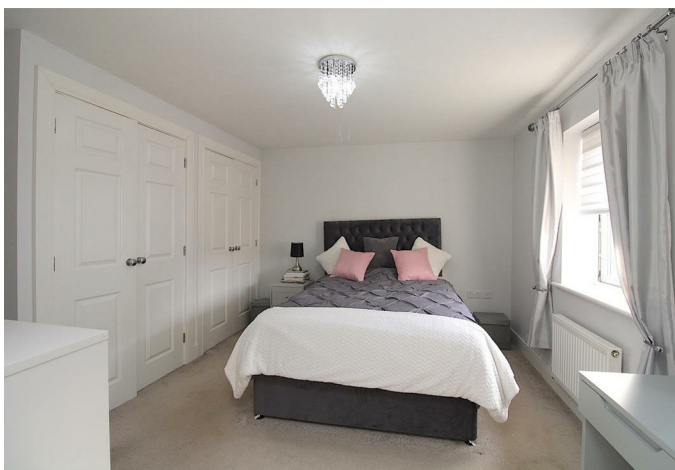
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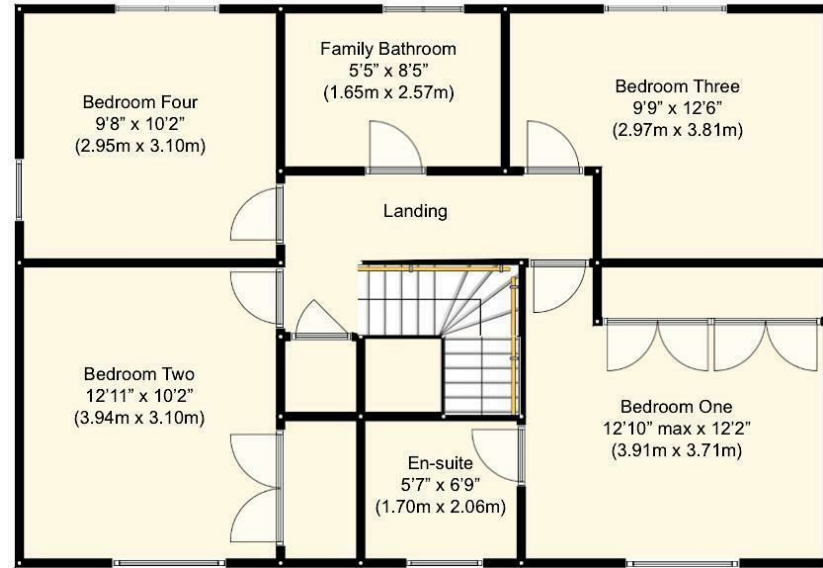
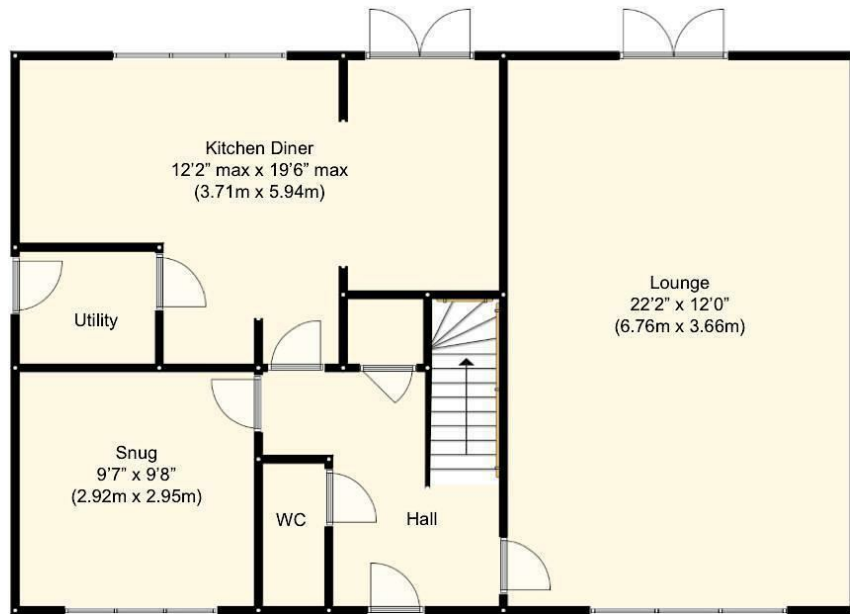
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and mortgage adviser and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

### Free Property Valuations

If you have a house to sell then we would love to provide you with a free no obligation valuation.








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